
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: October 17, 2007

SUBJECT: **CSP-07-005**

TITLE: **Archstone at Olde Towne**

REQUEST: **CONCEPT SITE PLAN APPROVAL**
For 18,350 square feet of retail;
389 apartment units

ADDRESS: 320-408 East Diamond Avenue

ZONE: CBD (Central Business District)

APPLICANT: Archstone-Smith – Jeff Harris

ATTORNEY: Miller, Miller, & Canby – Jody Kline

ENGINEER: GLW – Todd Reddan

ARCHITECT: Preston Partnership

STAFF LIAISON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Site location map
- Exhibit 2: Application
- Exhibit 3: Parking waiver request
- Exhibit 4: Leadership in Energy and Environmental Design (LEED) Rating Score Sheet
- Exhibit 5: Memo from HPAC to HDC, dated September 24, 2007
- Exhibit 6: WSSC Comments
- Exhibit 7: Aerial location map of properties
- Exhibit 8: Concept site plan cover sheet
- Exhibit 9: Concept site plan
- Exhibit 10: Vehicular & Pedestrian Traffic Circulation Plan
- Exhibit 11: Mezzanine Site Plan & Site Sections (3 pages)
- Exhibit 12: Olde Towne 2005 Master Plan, Sector 3 (2 pages)
- Exhibit 13: Planning Book, submitted by Archstone-Smith

STAFF COMMENTS

I. BACKGROUND:

An application has been filed requesting concept site plan approval for a 790,000 square foot mixed use building, with ground floor retail and four levels of apartments above, in the Central Business District (CBD) Zone. The site is located in the Olde Towne District, on East Diamond Avenue, east of North Summit Avenue (reference Exhibit #1).

II. SCOPE OF REVIEW:

Site plan approval is required by §24-168 of the zoning ordinance, which states:

No building or structure shall be hereafter erected, moved, added to or structurally altered under circumstances which require the issuance of a building permit under this chapter, nor shall any use be established, altered or enlarged under circumstances which require the issuance of a use and occupancy permit under this chapter, upon any land, until a site development plan for the land upon which such building, structure or use is to be erected, moved, added to, altered, established or enlarged has been approved by the city planning commission.

The application requests Concept Site Plan approval from the Planning Commission to obtain feedback from the Planning Commission. This is an optional step permitted prior to proceeding to Final Site Plan approval. This property is governed by Division 21, §§ 24-160F.1. through 24-160F.9., the Central Business District Zone.

III. SITE PLAN ANALYSIS AND FINDINGS:

In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety, and welfare. The findings are referenced in §24-170. Accordingly, staff provides the following comments and findings for Planning Commission consideration:

Site Characteristics

General.

The site is composed of 6.49 acres and a total of eight distinguishable properties. From left to right, the properties consist of the following (reference Exhibit #7):

- 320 East Diamond Avenue – Olde Towne Professional Park – A two-story wood framed residential dwelling previously converted to an office building;
- 324 East Diamond Avenue – Diamond Court Apartments – A complex of three-story masonry apartment buildings;
- 328 East Diamond Avenue – Deer Park Apartments – A complex of three-

- story masonry apartment buildings;
- 330-334 East Diamond Avenue – Ty Glen Apartments – A complex of three-story masonry apartment buildings;
- 402 and 402A East Diamond Avenue – Two two-story wood frame residential dwellings previously converted to office buildings;
- 402B East Diamond Avenue – A one-story youth center commercial facility of masonry construction;
- 408 East Diamond Avenue – A two-story wood framed residential dwelling unit that has been vacated.

Environmental Characteristics.

The Natural Resources Inventory (NRI), approved on September 24, 2007, indicates that there is no forest or wetlands found onsite. The generalized pattern of the site grades produce a drainage divide in the approximate mid portions of the site. Besides the aforementioned structures, there are concrete sidewalks, asphalt paved areas for parking, some isolated tree and bush areas, and some lawn areas.

History

According to the Maryland Historic Trust Inventory Forms, the building at 320 East Diamond Avenue was built in approximately 1891; the buildings at 402 East Diamond Avenue were built in approximately 1920; the former garage now used as the Olde Towne Youth Center was built in approximately 1930; and the structure at 408 East Diamond Avenue was built in approximately 1903. The apartment complexes were built in the mid 1960s.

With the exception of the apartment structures built in the 1960s, the above referenced properties are over 50 years old. As such, the buildings are part of the buildings inventoried in Gaithersburg and the request to raze the buildings has been forwarded to both the Historic Preservation Advisory Committee (HPAC) and the Historic District Commission (HDC) for their review. Members of the HPAC and staff met onsite to tour the houses on September 18, 2007. HPAC made a recommendation to the HDC (reference Exhibit #5).

The HPAC noted the outbuilding located at 320 East Diamond Avenue, The Ernest and Daisy Fraley Home located at 402 East Diamond Avenue, the Olde Towne Youth Center, and the house located at 408 East Diamond Avenue did not meet the criteria for historic designation finding a lack of significance in architecture, history, or presence in the community. In the case of the houses located at 320 and 402 A East Diamond Avenue, the HPAC recommend the houses be considered for historic designation. The HDC is scheduled to hold a policy discussion on the demolition requests on October 15, 2007. Staff will advise the Planning Commission of the HDC decision at the meeting.

In 1997, the sites were rezoned to CBD as part of a Comprehensive Rezoning application (Z-282) for Neighborhood One following the recommendation of the

1997 Land Use Master Plan. Prior the adoption of the rezoning, the parcels were zoned a combination of C-2 (General Commercial), R-20 (Medium Density Residential), and R-B (Residential Buffer).

Surrounding Land Use and Zoning

To the north of the site are the Gaithersburg Elementary and Middle Schools, which are zoned R-A (Low Density Residential). To the east of the site is a residential structure that has an upholsters business has a home occupation (zoned CBD), and to the west of the site is the former Gaither-Sandison Funeral Home that was converted to offices as part of the Olde Towne Profesional Office Park (zoned CBD). The area to the southwest, across East Diamond Avenue is developed with a mix of uses including office, commercial and industrial uses (zoned CBD).

Master Plan, Applicable Adopted Sub Area Plans

This property is in Sector 3 of the *Olde Towne District Master Plan*, adopted in 2005, that recommended:

Northeast Corner of Diamond Avenue:

To realize the maximum development potential of this large parcel assemblage, buildings could achieve a height of five stories in mixed-use structures...Ground floor retail uses would extend the pedestrian-friendly, "Main Street" character of Diamond Avenue east-ward. Residential uses...would provide exciting... living in the heart of Olde Towne. Structured parking for this mixed-use project would be provided by an integrated facility (reference Exhibit #12).

The proposed plan complies with the Master Plan by proposing the redevelopment of a substantial block of East Diamond Avenue with a mixed-use infill project proposal.

Adequate Public Facilities Ordinance

Schools: The proposed concept site plan is currently located within the Gaithersburg Cluster of the Montgomery County Public School (MCPS) system. Students generated by this development will attend Gaithersburg Elementary School, Gaithersburg Middle School, and Gaithersburg High School. According to MCPS (the *FY 2008 Educational Facilities Master Plan* and the *Amended FY 2007-2012 Capital Improvements Program* for MCPS), enrollment at all of these schools is projected to remain within capacity for the six (6) year forecast period. Staff is awaiting a response from MCPS as to specific numbers the project will generate.

Traffic: The applicants have submitted a Preliminary Traffic Impact Study (TIS), which has been reviewed by the Engineering Services Director of the Department of Public Works, Park Maintenance, and Engineering (DPWPM&E). DPWPM&E will be requiring a final TIS prior to the submission of the preliminary/final site plan.

Water & Sewer: A letter from WSSC (Exhibit #6) was submitted to the City concerning Water and Sewer. There is existing water and sewer available to the property.

Emergency Services: The Gaithersburg/Washington Grove Fire Station 8 (Montgomery Village Avenue) is located within the ten-minute response time to the property. The property is also served by Fire Station 28 (Shady Grove and Muncaster Mill Roads) within a ten-minute response time. Therefore the site complies with the requirements for the Adequate Public facilities requirements for Emergency Services.

Affordable Housing

Section 24-254 of the City Code states Affordable Housing requirements shall not apply to residential construction in the Olde Towne Central Business District; however developers shall be required to pay a per unit fee for each dwelling unit to a City affordable housing fund.

The per unit fee for each dwelling unit has been waived for this project as part of the incentive agreement between the City and the applicant.

Transportation, Traffic and Parking

A major component of this project is the construction of Teacher's Way, a new public street, which will be located directly to the north of the site and south of Gaithersburg Elementary and Middle Schools. The City, Montgomery County Public Schools, and the developer have been working on the design and implementation of the project for some time. Once the Teacher's Way improvements are finished, the street will run in an east-west direction from North Summit Avenue to Girard Street. The applicant will be constructing the road from North Summit Avenue to past the alley on the east side of the project and the City will construct the remainder of the road to Girard Street.

At the time of preliminary/final site plan approval, the applicant will be requesting a parking waiver request of 108 parking spaces (reference Exhibit#3). Staff would like to further examine this request and will be requiring the applicant to submit a parking study/count of similar projects in the City as part of the preliminary/final site plan review.

The alley to the east of the project is proposed to be private with an ingress/egress easement that will be provided for the use and benefit of the adjacent property, Parcel P954, 316 East Diamond Avenue. Staff and the applicant will continue to work on the final design of the private alley adjacent to parcel P954.

Site Plan Analysis

The site plan proposes to demolish the existing buildings on the site and constructing a new building with 18,350 square feet of ground floor retail facing East Diamond Avenue with four levels of residential units above (reference Exhibit #8). The 389-unit break down is as follows:

- 194 one-bedroom units
- 195 two-bedroom units

Varied portions of the residential buildings will be five (5) stories because certain units will have mezzanines. In limited areas, the addition of basements will add a below-grade story in the buildings that have mezzanines, bringing the total number of stories to six (6), as basement units are technically stories if they are used for dwelling purposes (reference Exhibit #11). The parking garage will be five stories. In accordance with §24-160F.5 of the City's Zoning Ordinance, the Mayor and City Council granted a height waiver, allowing the structure to be taller than four stories as outlined in the Development Standards of the CBD Zone on October 1, 2007.

The development will have three internal courtyards, one of which will have open access to the public during the daytime. The first level space provides the flexibility to be used either as residential or restaurant. The use of arcades, canopies, and wide sidewalks, creates a "Main Street" feel that was a main goal of the Olde Towne Master Plan. While the retail space does not extend the length of the project along East Diamond Avenue, there is an adequate amount of frontage devoted to retail space that will provide a lively streetscape. On-street parallel parking is also being proposed along East Diamond Avenue and Teacher's Way.

There will be a parking garage that will serve the retail and residential uses of the project. Residents of the apartments will be able to park on the floor of their unit. Security measures will be put in place to ensure no outside visitors can access the interior levels of the apartments. The ground floor of the parking garage will serve the patrons of the ground floor establishments. Vehicular access to garage will only be provided from the proposed Teacher's Way. The entrance to the garage should be designed to be accessible for handicapped vans and emergency vehicles.

DPWPM&E has requested the applicant provide a concept utility plan prior to the submission of a preliminary/final site plan. City staff would also like for the applicant to have received conceptual approvals from the utility companies for the utility locations and easements prior to the submission of a preliminary/final site plan.

Architecture

Conceptual elevations have been submitted by the applicant (reference Exhibit #13). The applicants have used architectural concepts familiar to Gaithersburg's history, such as the old Gaithersburg School (now where the elementary school is

located) and the Thomas Cannery. The facades have been "broken up" to give the appearance of a series of buildings that will help relieve the mass of the project along the East Diamond Avenue plane. By not extending the retail the entire length of the project, a transition will be easily made into the residential looking section of the neighborhood.

The HPAC, in accordance with the Planning Commission/HPAC policy will conduct a courtesy review of the project's architecture. This will be scheduled prior to the Planning Commission's final site plan review.

IV. SUMMARY OF FINDINGS:

Staff is in support of the Archstone at Olde Towne Project, which will provide a much-needed redevelopment project for Olde Towne Gaithersburg. The plan follows the Olde Towne Master Plan recommendation for this area almost identically. The project will provide a streetscape environment along East Diamond Avenue where one does not currently exist and will greatly enhance the safety and livability of the area. The project's close proximity to the "heart of Olde Towne" (Summit and Diamond Avenues), will stimulate this core area with a mixed-use product that is close-by to public transportation, will provide a public community amenity, and respects the City's heritage and integrity.

V. CONCLUSION

Staff recommends granting **CSP-07-005, ARCHSTONE AT OLDE TOWNE, CONCEPT PLAN APPROVAL, WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT SHALL SUBMIT A CONCEPTUAL UTILITY PLAN AND RECEIVE CONCEPTUAL APPROVALS FROM THE UTILITY COMPANIES FOR UTILITY LOCATIONS AND EASEMENTS AT THE SUBMISSION OF THE PRELIMINARY/FINAL SITE PLAN;**
- 2. THE APPLICANT SHALL SUBMIT, AND RECEIVE APPROVAL FOR, A FINAL TRAFFIC IMPACT STUDY PRIOR THE SUBMISISON OF THE PRELIMINARY/FINAL SITE PLAN;**
- 3. THE APPLICANT SHALL SUBMIT A REVISED PARKING WAIVER REQUEST AT PRELIMINARY/FINAL SITE PLAN APPROVAL; AND**
- 4. THE APPLICANT SHALL WORK WITH STAFF ON THE FINAL DESIGN OF THE PRIVATE ALLEY ADJACENT TO PARCEL P954.**



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plancode@gaithersburgmd.gov • www.gaithersburgmd.gov

SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application #	CSP-07-005
Date Filed	9/7/07
Total Fee	no fee yet

- ☒ **CONCEPT**
☐ **PRELIMINARY**
☐ **FINAL (MXD FEE APPLIES)**
☐ **SCHEMATIC DEVELOPMENT**

1. SUBJECT PROPERTY

Project Name Archstone Olde Towne Gaithersburg
Street Address 320-408 East Diamond Ave.
Zoning CBD Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision N/A
Tax Identification Number (must be filled in) See Attached

2. APPLICANT

Name Archstone-Smith
Street Address 2345 Crystal Drive Suite No. 1100
City Arlington State VA Zip Code 22202
Telephones: Work 703-920-8500 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) _____
Name of previously approved Final Plan (if applicable) _____

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Preston Partnership
Architect's Maryland Registration Number _____ Telephone _____
Street Address 3141 Fairview Park Drive Suite No. 415
City Falls Church State VA Zip Code 22042

Engineer's Gutschick, Little & Weber
Engineer's Maryland Registration Number 17285 Telephone 301-421-4024
Street Address 3909 National Drive Suite No. 250
City Burtonsville State MD Zip Code 20866

Developer's Name Archstone Smith Operating Trust Telephone 703-920-8500
Street Address 2345 Crystal Drive Suite No. 1100
City Arlington State VA Zip Code 22202
Contact Person Jeff Harris

5. PROPERTY OWNER

Name See Attached List
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephones: Work _____ Home _____

continued on reverse side

CSP.07.005
#2

6. PRIMARY USE

☐ Mixed Use ☐ Non-Residential ☒ Residential

7. PROPOSED UNIT TYPE

☐ Mixed Use ☒ Retail/Commercial ☐ Other
☐ Office/Professional ☒ Residential Multi-Family
☐ Restaurant ☐ Residential Single Family

8. WORK DESCRIPTION

Re-development of 7 parcels and a public alley into
a multi-family development with first floor retail

9. PROJECT DETAIL INFORMATION. Please supply the following information.

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet) (Gross Site Area)		N/A	282,848
2. Site Area (acres) (Gross Site Area)		N/A	6.49
3. Total Number of Dwelling Units/ lots		N/A	389
4. Height of Tallest Building			60 ft
5. Green Area (square feet)		N/A	56,570 sq. ft.
6. Number of Dwelling Units/Acre		N/A	60
7. Lot Coverage (percent)			72
8. Green Area (percent)			20
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		389
e. Other			
10. Retail/Commercial	Sq. Ft.		18,350
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking		815	764
15. Shared Parking <u>Waiver</u>			51
16. Other			
17. Totals			

10. SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.
- Completed checklist.
- Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicants Name (please print) Jeffrey Harris Telephone 703-920-8500

Applicant's Signature [Signature] Date 9.6.07

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☐ Non-Residential

☒ Residential

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10. Retail/Commercial	Sq. Ft.		18,350
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking		815	764
15. Shared Parking <input checked="" type="checkbox"/> Waives			51
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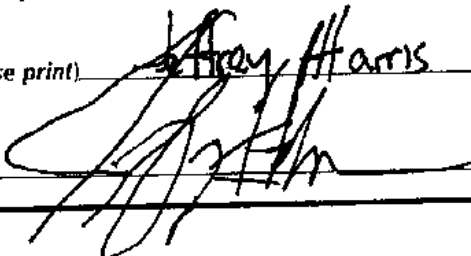
Applicants Name (please print)

Gray Harris

Telephone

703-920-8500

Applicant's Signature



Date

9-6-07

1 OCT 07

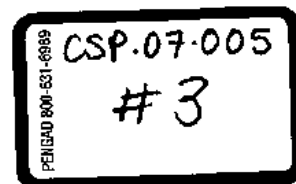
AMENDED STATEMENT IN SUPPORT OF PARKING WAIVER REQUEST

"Archstone Olde Towne"

Archstone Smith Operating Trust proposes to redevelop property located in the City's "Olde Towne" District with a mixed-use project containing retail and multi-family residential uses. Section 24-160F.7 ("Parking Requirements") of the City Zoning Ordinance authorizes the City Planning Commission to waive the normal parking requirements for sites in the central business district that are being redeveloped "...based on the criteria and findings applicable in Section 24-222A..." of the City Zoning Ordinance.

Archstone Olde Towne is a mixed-use project with ground level retail uses fronting on the north side of East Diamond Avenue, over which will be 4 stories of multi-family residential dwelling units. The project application proposes a total of 18,350 square feet of retail use and 389 residential dwelling units. A preliminary computation of required parking for the project has been determined as follows:

Retail: 18,350 SF times 4.5 @ 1000 SF =	82.6 spaces
Multi-family Units (1 and 2 bedroom units, based on preliminary estimate of unit mix) =	719.8 spaces
Multi-family Leasing Office:	5.0 spaces
Total Spaces Required	808 spaces



The total number of parking spaces provided on site has been calculated to be 700, all located in a central parking structure. Accordingly, the difference between the calculated amount of required parking and the parking to be provided is 108 spaces, a difference of 15.4% of the required number of parking spaces. The Applicant requests that the City Planning Commission reduce and waive the requirement for on-site parking spaces from 808 to 700 for the following reasons:

1. The City's Zoning Ordinance does not adequately account for the benefits that are achieved by providing and or combining retail and residential uses integrated into a single project, nor the benefits of locating residential units in an urban setting within comfortable walking distance of existing retail and service uses. Retail uses properly designed into the project will provide convenience for residents with easy personal service and dining options. The proximity of retail and service uses in the City's urban core will encourage people to walk to these places and will reduce reliance on a personal automobile.

2. The "Archstone Olde Towne" project, with its close proximity to public transportation opportunities, anticipates that its residents, even though they may own a vehicle, are quite likely to use public transportation given its convenience for the residents of this community. In this instance, within "hailing" distance of the proposed mixed-use project is the Gaithersburg MARC commuter rail station providing ready accessibility to commuter rail service to down County and District of Columbia locations. The MARC commuter rail provides easy transfer to the regional METRO system further encouraging the use of public transportation. A prime "selling point" for residents locating at "Archstone Olde Towne" will be the ease of

walking the short distance to the MARC station, thus having access to virtually the entire Washington area without the need for use of an automobile.

3. Although not counted as “Parking Provided”, in the Applicant’s calculations, this project will create surface street parking on contiguous public right-of-ways adjacent to the proposed community. There will be 64 marked spaces along East Diamond Avenue and future Teacher’s Way that will be readily available for retail patrons and for guests of residents of the project.

The basis on which the Planning Commission can waive the required parking spaces for a proposed project is that the granting of a waiver should not be detrimental to the public health, safety and general welfare. In this instance, this project promotes the revitalization of Olde Towne Gaithersburg by integrating a high density residential component near existing mass public transportation infrastructure, a siting that exemplifies “Smart Growth”. This project has been thoughtfully designed to encourage use of public transportation and create convenient pedestrian usage and linkages to access the public transportation as well as the existing and future retail opportunities within Olde Towne Gaithersburg. The parking structure has been centrally located and placed behind the residential buildings with access only from the future public Teacher’s Way to limit vehicular and pedestrian conflicts along East Diamond Avenue. The unique characteristics of the subject property, particularly its proximity to the MARC commuter rail station and its proximity to downtown recreational and shopping opportunities justifies the granting of the parking waiver requested above.

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Category 1 - Sustainable Sites						
Prerequisite - Erosion and Sediment Control	Req'd	Req'd			An Erosion and Sediment Control Plan, complying with EPA Best Management Practices (BMP), must be implemented.	No additional cost; this is a typical City/State requirement.
Credit 1 - Site Selection	1	1			To achieve this point, the site cannot be not prime agricultural land, on public park land, habitat for endangered species, or within a flood plain.	Site complies; no additional cost.
Credit 2 - Urban Redevelopment	1		1		Building area per acre density on this and the adjacent sites must be greater than 60,000 SF per acre.	No additional cost; verify density of adjacent parcels.
Credit 3 - Brownfield Redevelopment	1			1	The site is not identified by the EPA as a "Brownfield".	N/A
Credit 4.1 - Alternative Transportation - Public Transportation Access	1	1			Project is located within ½ mile of a train station and is within ¼ mile of 2 or more bus lines, usable by building occupants.	No additional cost.
Credit 4.2 - Alternative Transportation - Bicycle Storage and Changing Rooms	1		1		Covered bicycle storage and shower/locker facilities must be provided for 5% of the commercial building visitors/staff OR provide covered bicycle storage for 15% of the residential occupants. Discussion with USGBC needed to confirm that only covered, residents bike parking is required.	Space is available in parking deck to provide covered bike storage.
Credit 4.3 - Alternative Transportation - Alternative Transportation Fueling	1			1	Credit requires providing alternative fueling source for 3% of occupants OR providing alternative fuel vehicles/preferred parking for 3% of occupants. Point is technically feasible for the project.	Point would require dedicated fueling stations for hydrogen, CNG, or electric vehicles. Dedicated parking may require negotiation with City for more parking spaces.
Credit 4.4 - Alternative Transportation - Parking Capacity	1		1		Provide parking not to exceed local zoning requirements and preferred parking for carpools/van pools for 5% of building occupants. Alternate method to achieve point for residential project requires prominent car pool board in lobbies, car pool reserved space at building entrances.	Project is requesting a parking reduction. Negotiation required with City to allow car pool parking to be designated in garage, not on street. Lobby parking board negligible cost.

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 5.1 - Reduced Site Disturbance - Protect or Restore Open Space	1			1	Dense site development does not provide areas for substantial increase in open area.	N/A
Credit 5.2 - Reduced Site Disturbance - Development Footprint	1			1	Open space provided in this plan will not significantly exceed Zoning Ordinance open space requirements.	N/A
Credit 6.1 - Stormwater Management - Rate and Quantity	1		1		SWM design must provide 25% decrease in the rate or quantity of the post development, 15-year/24 hour peak of the pre-dev condition. Requires certification from Civil, and some costs incurred in larger SWM system.	Additional cost based on increased quantity/size of proposed SWM system. Confirm requirements with Civil.
Credit 6.2 - Stormwater Management - Treatment	1	1			Natural and artificial treatment systems can be designed to accomplish removal of 80% of total suspended solids and 40% of total phosphorous.	Confirm with Civil that design of proposed SWM system provides reduction in pollutants.
Credit 7.1 - Heat Island Effect - non roof	1	1			There are three ways to achieve this point: use of shading and high albedo reflective paving surfaces, covered or structured parking, and open-grid pavement systems. We conform to requirements in the quantity of structured parking (more than 50%).	No additional cost; parking in parking decks required by other design criteria.
Credit 7.2 - Heat Island Effect - Roof	1			1	Energy Star roofing membranes and vegetative roof surfaces can combine for greater than 75% of roof area to qualify for one point. Alternative is to provide 50% vegetative roof area. Dark colored, asphalt shingles do not comply. Vegetative roof surfaces are very costly to provide and maintain on wood structured buildings.	Project costs for vegetative roof or high albedo finish for roof membrane and roof shingles are prohibitive.
Credit 8 - Light Pollution Reduction	1	1			Full or partial cut off features must meet LEED standards for light levels. Owner must agree to overall light levels (lower light levels reduce fixture and operational costs). City has minimum light levels for site, parking, and egress path areas, so point credit is subject to approval by the City authorities.	Little additional cost; energy efficient light fixtures (high efficiency lamp source and/or full cut off) are not significantly more expensive than standard fixtures.
Category 2 - Water Efficiency						

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 1.1 - Water Efficient Landscaping - 50% Reduction	1	1			Use only 50% potable water for landscape irrigation. Landscaping design can provide drought tolerant plantings that require no irrigation system.	No cost option, if allowed. Must confirm with other City requirements that lack of irrigation system will be acceptable with Zoning.
Credit 1.2 - Water Efficient Landscaping - No Potable Use or No Irrigation	1	1			Use of non-potable water for all irrigation, or provide no irrigation. Landscape can provide drought tolerant plants that do not require irrigation system.	See Credit Water Efficiency 1.1; must confirm with Zoning.
Credit 2 - Innovative Wastewater Technology	1			1	Requires reduction in use of potable municipal water for sewage conveyance by 50% or waste water treated on-site. Significant cost required for technologies not used in residential facilities.	Treatment of sewage on site requires significant investment, constant supervision.
Credit 3.1 - Water Use Reduction - 20% Reduction	1	1			Use water conserving fixtures and implement other strategies to conserve water by 20% over a water use baseline (calculated for a building meeting the Energy Policy Act of 1992) to achieve one point. Strategies include low water use fixtures, toilets with less than 1.6 gallons per flush (i.e., double flush toilets), waterless urinals, showers and faucets of less than 2.5 gpm, etc. Not all of the above are required to achieve this point.	Low additional cost; usually water saving toilets, faucets, and shower heads are sufficient.
Credit 3.2 - Water Use Reduction - 30% Reduction	1		1		Use water conserving fixtures and other strategies to conserve water by 30% over a water use baseline (calculated for a building meeting the Energy Policy Act of 1992) to achieve one additional point. This will probably require a full gray water system and composting toilets.	Not feasible in residential; greywater systems and composting toilets may not be allowed by WSSC.
Category 3 - Energy and Atmosphere						
Prerequisite 1 - Building Commissioning	Req'd	Req'd			Fundamental building systems commissioning must be implemented.	Little additional cost; basic commissioning standard for most projects.

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Prerequisite 2 - Minimum Energy Performance	Req'd	Req'd			Requirements of ASHRAE 90.1-1999 must be met.	No additional cost; design is required to conform to 2004 IBC Energy Code by City.
Prerequisite 3 - CFC Reduction	Req'd	Req'd			All built-in HVAC and kitchen refrigeration equipment must be CFC-free. Use of HCFC refrigerant is allowed, at this time.	No additional cost.
Credit 1 - Optimize Energy Performance	10			10	Building design must exceed the stated energy efficiency requirements, achieving more points for higher % of efficiency (2 points represents 20% reduction in energy budget for comparable building). Passive design is usually required to get to a 25% - 40% energy reduction over the standard energy budget. In a residential building, humidity control will be an issue with passive systems.	The 20% energy reduction is possible, using increased wall/floor/roof insulation, better quality windows; but at a significant increase in construction costs.
Credit 2.1 - Renewable Energy - 5%	1			1	Provide 5% of the building's total consumed energy by use of wind or geothermal strategies to achieve 1 point. Generating on-site power for the building requires a substantial investment in equipment costs, maintenance of this equipment, and loss of building area to house storage/control equipment.	Very significant additional cost; wind power not feasible due to height limits; geothermal not available.
Credit 2.2 - Renewable Energy - 10%	1			1	Provide 10% of the building's total consumed energy by use of wind or geothermal strategies to achieve an additional 1 point. See E&A Credit 2.1, above.	Very significant additional cost; wind power not feasible due to height limits; geothermal not available.
Credit 2.3 - Renewable Energy - 20%	1			1	Provide 20% of the building's total consumed energy by use of wind or geothermal strategies to achieve an additional 1 point. See E&A Credit 2.1, above.	Very significant additional cost; wind power not feasible due to height limits; geothermal not available.
Credit 3 - Additional Commissioning	1		1		Mechanical engineer must be retained to review the documents, prepare an energy management manual, and provide an end-of-warranty review of energy systems performance. Additional commissioning is only somewhat more extensive than the base commissioning required under this category.	Readily achievable; cost on a similar project than \$65,000.

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 4 - Ozone Depletion	1			1	Specification of HVAC and refrigeration equipment without HCFC's and Halons is possible, but difficult, for this project. Credit usually requires central plant system, which are not typical in mid-rise residential. Less efficient refrigerant increases energy consumption and conflicts with obtaining Credit 1.0.	Most residential HVAC systems use HCFC, at this time. Use of central plant would increase costs significantly.
Credit 5 - Measurement and Verification	1			1	Provide meters and systems to continuously meter building energy and water consumption. Point is technically feasible; requires a sustained commitment on the part of the Building Owner to maintain, measure, and report on the energy systems. Should be incorporated, if Owner chooses to implement LEED certification.	Requires additional metering in each unit and system to monitor and record data.
Credit 6 - Green Power	1		1		Obtain 50% of the building's power from a net zero pollution source to earn this point. Zero pollution source credits can be procured from green sources. Verification of the percentage in comparison to the building's energy budget is required.	Zero pollution energy sources within the DC area are usually provided with energy credits.
Category 4 - Materials and Resources						
Prerequisite - Storage/Collection of Recyclables	Req'd	Req'd			Provide dedicated areas/procedures for recycling of paper, plastics, glass and metals. Bins must be available to public/occupants. This is a County requirement.	No additional cost; required by Montgomery County Codes.
Credit 1.1 - Building Reuse - Maintain 75% of Existing Walls, Floors and Roof	1			1	Credit requires reuse of portions of existing buildings. No existing buildings are can be feasibly reused, based on current design.	N/A
Credit 1.2 - Building Reuse - Maintain 100% of Existing Walls, Floors and Roof	1			1	Credit requires reuse of portions of existing buildings. No existing buildings are can be feasibly reused, based on current design.	N/A

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 1.3 - Building Reuse - Maintain 100% of Shell/Structure and 50% of Non-Shell/Non-Structure	1			1	Credit requires reuse of portions of existing buildings. No existing buildings are can be feasibly reused, based on current design.	N/A
Credit 2.1 - Construction Waste Management - Divert 50% from Landfill	1	1			Require Contractor to recycle a minimum of 50% of construction, demolition, and land clearing debris. Recycling construction waste is technically feasible. Site debris will have have a high percentage of recyclable steel.	Low additional cost; most jurisdictions require some construction recycling.
Credit 2.2 - Construction Waste Management - Divert 75% from Landfill	1		1		Raise recycling goal to 75% of construction, demolition, and land clearing debris, to achieve a second point. Attempting to divert 75% of the construction debris from landfill will increase project cost.	Moderate additional cost.
Credit 3.1 - Resource Reuse - 5%	1			1	Use salvaged or refurbished materials for this credit. If 5% of the building materials measured by cost are salvaged or refurbished, the project can achieve 1 point. No significant opportunities exist for materials reuse (incorporating salvaged or refurbished materials in the building). Credit does not apply to reuse of furniture.	This point would require use of salvaged wood, salvaged windows, salvaged brick, used interior cabinetry, etc. Considerable warranty and performance issues exist for use of salvaged materials.
Credit 3.2 - Resource Reuse - 10%	1			1	If 10% of the building materials are salvaged or refurbished, then a second point can be achieved. See RR Credit 3.1, above.	See above
Credit 4.1 - Recycled Content 5% (post consumer + 1/2 of post industrial)	1		1		Use recycled materials in construction, constituting 5% of the value of the project. Requires careful audit of recycled content of specified and purchased products. Possible products include linoleum floors, OSB board, recycled fiber carpet.	Moderate additional cost.
Credit 4.2 - Recycled Content 10% (post consumer + 1/2 of post industrial)	1		1		Recycled materials used in construction must constitute 10% of the value of the project. Substantial increase in project costs to achieve this are anticipated.	Substantial additional cost.

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 5.1 - Regional Materials - 20% manufactured regionally	1	1			Confirm that 20% of building materials used in construction are manufactured within a 500 mile radius of the project.	Little additional cost; significant products for the project (concrete, wood, masonry, windows, doors) can be specified from local manufacture.
Credit 5.2 - Regional Materials - 50% extracted regionally	1		1		Of regionally manufactured materials listed above, 50% of the raw materials that go into their manufacture must be harvested or extracted within 500 miles for one additional point.	Moderate additional cost.
Credit 6 - Rapidly Renewable Materials	1			1	Use rapidly renewable materials (5%) to qualify. Possible materials include bamboo flooring and straw-based boards in cabinetry.	Significant additional cost; other issues for project utility remain with these materials.
Credit 7 - Certified Wood	1			1	Require 50% of the wood based materials, used in construction, to be certified in accordance with the Forest Stewardship Council guidelines for wood building components. Wood products currently available and compliant with FSC guidelines include sports flooring and wood doors. Availability of structural wood is very limited and cost prohibitive. Some overlap exists with Credit 6.0, above, because materials that are chosen for being rapidly renewable are not also made from certified wood.	Significant additional cost; other issues for project utility remain with these materials.
Category 5 - Indoor Environmental Quality						
Prerequisite - Minimum IAQ Performance	Req'd	Req'd			The requirements of ASHRAE 62 Ventilation for Acceptable Indoor Air Quality will be met.	No additional cost; required by code
Prerequisite - Tobacco Smoke Control	Req'd	Req'd			Prohibit use of tobacco products in the building's public spaces.	No additional cost; required by code

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 1 - Carbon Dioxide Monitoring	1			1	Provide permanent carbon dioxide monitoring and ventilation set point parameters, such that indoor CO2 levels are maintained at no more than 530 ppm greater than outdoor air. CO2 sensors for activation of HVAC equipment in spaces with variable occupancy allows for significant energy savings with correctly sized equipment. Implimentation in apartments is problematic.	Research is required into application of CO monitoring in residential units. Confirmation from USGBC required to determine whether or not we achieve credit by CO monitors for public spaces only.
Credit 2 - Ventilation Effectiveness	1			1	Analysis can determine if air change effectiveness greater than or equal to .9 as determined by ASHRAE 129-1997 can be achieved, or ASHRAE standards for air diffusion, ASHRAE 2001 Fundamentals Handbook Chapter 32. Credit is complex to design and implement and makes building balancing more difficult. Credit can also eliminate potential energy savings, due to higher ventilation rates.	Significant additional cost; requires ducted fresh air in each unit.
Credit 3.1 - Construction IAQ Management Plan - During Construction	1			1	Develop IAQ management plan conforming to the Sheet Metal and Air Conditioning Contractors' National Association "Guideline for Buildings Under Construction", protect materials to be stored in the building from moisture, and replace all filters prior to occupancy. Providing filtration media with a Minimum Efficiency Reporting Value of 13 is problematic for residential equipment.	Modest additional cost; we recommend following SMACCNNA guidelines. Unless we confirm that USGBC will allow lower efficiency filtration medium, point cannot be achieved.
Credit 3.2 - Construction IAQ Management Plan - After Construction/Before Occupancy	1			1	A minimum 2 week fresh air flush out with new filtration media can be performed at the conclusion of construction and prior to occupancy, and filtration media will be replaced at the conclusion of the flush out.	Minimal additional cost. Unless we confirm that USGBC will allow lower efficiency filtration medium, point cannot be achieved.
Credit 4.1 - Low Emitting Materials - Adhesives and Sealants	1	1			Adhesives must meet or exceed VOC limits of South Coast Air Quality Mangement District Rule 1168 and sealants used as a filler must meet or exceed Bay Area Air Resources Board Reg. 8, Rule 51.	Minimal additional cost.
Credit 4.2 - Low Emitting Materials - Paints and Coatings	1	1			Specify paints and coatings to meet or exceed the VOC and chemical component limits of Green Seal requirements.	Minimal additional cost.

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 4.3 - Low Emitting Materials - Carpet	1	1			Specify carpet systems that meet or exceed the Carpet and Rug Institute, Green Label Indoor Air Quality Test Program.	Minimal additional cost.
Credit 4.4 - Low Emitting Materials - Composite Wood	1		1		Composite wood or agrifiber products for use in casework will contain no added urea-formaldehyde resins. Some casework can be made of products like "straw-board" which contain no urea formaldehyde.	Structural plywood products with controlled levels of urea-formaldehyde are a significant expense.
Credit 5 - Indoor Chemical/Pollutant Control	1	1			Separate mechanical and plumbing systems that serve areas where chemicals are used, and provide removable grates at entrances for removal of dirt and particulates.	Minimal additional cost; few chemical uses in building. Provide dedicated exhausts in janitor's closets.
Credit 6.1 - Controllability of Systems - Perimeter Spaces	1	1			Provide operable windows and zoning of lighting control to qualify for one point. Individual control of lighting, ventilation, and temperature is practical in a residential structure.	Minimal additional cost.
Credit 6.2 - Controllability of Systems - Non-Perimeter Spaces	1	1			Provide individual control of airflow, temperature, and lighting for interior spaces.	Must confirm applicability of individual unit control will provide credit with USGBC.
Credit 7.1 - Thermal Comfort - Compliance with ASHRAE 55-1992	1			1	Provide permanent system for controlling humidity and temperature within climate zones. Requires building-wide humidity control and temperature/humidity monitoring to successfully achieve both points. Winter humidification must be maintained at a level that is not detrimental to the building structure. Winter humidification reduces the energy efficiency of the overall building, and it may require that this credit be deleted to preserve energy. We would recommend retaining lowered energy use/cost for the life of the building over marginal increases in occupancy comfort.	Effective humidity control requires central plant system, DDC monitoring system, and sensors in all units. Not practical for residential.
Credit 7.2 - Thermal Comfort - Permanent Monitoring System	1			1	Builds on the previous point providing monitoring systems for temperature and humidity within climate control zones for individual occupants to control temperature and humidity. May not be applicable to public spaces.	See above

Category and Credits	Possible Points	Probably Achievable	Dependent on cost or USGBC review	Probably not achievable	Explanation for Achieving Targeted Points (or failure to achieve points)	Cost Factors
Credit 8.1 - Daylight and Views - Daylight 75% of Spaces	1	1			Provide 2% Daylight Factor for 75% of all regularly occupied spaces. Verify through further development of the building design.	Minimal additional cost. Most rooms have access to daylight.
Credit 8.2 - Daylight and Views - Views for 90% of Spaces	1		1		The design must provide direct line of sight to vision glazing from 90% of all regularly occupied rooms. Must confirm that toilet/bath rooms are not considered occupied rooms.	Minimal additional cost. Must confirm that all rooms have access to daylight.
Innovation Credits	4			4	These points are for innovative new environmental measures not covered above, or for exemplary performance in categories listed.	
LEED Accredited Professional	1	1			One point is scored because a LEED Accredited Professional is involved in the planning of the project from the very beginning through to the end of construction.	No additional cost.
TOTAL POINTS	69	18	13	38	Certified = 26 to 32 points Silver = 33 to 38 points	Gold = 39 to 51 points Platinum = 52 points, or more

MEMORANDUM TO: Historic District Commission

VIA: David Humpton, City Manager *dk*

FROM: Greg Ossont, Director *go*
Lauren Pruss, Planning Director *lp*
Jacqueline Marsh, Planner *gm*
Planning and Code Administration

DATE: September 24, 2007

SUBJECT: Historic Preservation Advisory Committee's
Evaluation of Historic Significance of
320, 402, and 408 East Diamond Avenue

Archstone-Smith has submitted demolition application requests for 320, 324, 328, 330, 402, and 408 East Diamond Avenue, in conjunction with the Concept Site Plan application for the Archstone at Olde Towne project. This plan proposes the redevelopment of the subject properties.

On Tuesday, September 18, 2007, Historic Preservation Advisory Committee (HPAC) Members Arkin, Drzyzgula, Coratola, and Johnson, along with Staff Liaison Marsh, met with Jim Clifford, representing the applicant, and toured the houses and properties at 320, 402, and 408 East Diamond Avenue. Member Bernstein was not present at the tour, but participated in the discussion following the site visit.

The structures located at 402 East Diamond Avenue include the house referred to as The Ernest and Daisy Fraley Home on the Maryland Historic Trust Maryland Inventory of Historic Properties Form (MHT Form); The Walter and Annie Reinhart Home, addressed as 402 A East Diamond Avenue on the MHT Form; and the Olde Towne Youth Center.

It should be noted that the apartment complexes located at 324, 328, and 330 East Diamond Avenue were not reviewed because they were constructed less than fifty years ago and are not on the City's Historic Inventory, thus they do not require HDC approval prior to the issuance of a demolition permit.

Following the site visit, after having reviewed the historical background against the criteria for historic significance required in Section 24-226 of the Preservation Ordinance, the HPAC made the following recommendations:

320 East Diamond Avenue – Carlisle/Gartner/Sandison Home

The property meets the following criteria for historic designation as stated in the Preservation of Historic Resources Ordinance, Section 24-226, of the City Code.

(1) Section 24-226(b)(1) Historical and Cultural Significance.

The historic resource:

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city and county**

The history and character of the house dates back to the early 1900s when the property and the adjacent property at 316 East Diamond Avenue were in operation as a funeral home and furniture-making business and later as "separate but equal" funeral homes for Caucasians and for African-Americans. During much of that time, the furniture and funeral undertaking businesses were operated out of 316, with the funeral home owner and some staff living in 320; however, at some periods, the funeral business was operated out of 320. It is an important part of the development of the City of Gaithersburg.

- d. Exemplifies the cultural, economic, social, political or historic heritage of the city and its communities**

This house was the residence of the funeral director while it was in operation as a funeral home and also the residence of one of the carpenters/cabinet makers who represented the furniture side of the operation. It housed several important business people in Gaithersburg who provided essential social and public health services to its citizens as a funeral home.

(2) Section 24-226(b)(2) Architectural and Design Significance.

The historic resource:

- a. Embodies the distinctive characteristics of a type, period or method of construction**

The appearance of the architecture is consistent with the time and era in which it was built. The house was remodeled to its present Prairie-derived appearances after a fire in the 1930s. The structure is characteristic of the City as it developed over time.

- e. Represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape**

The house is a familiar and prominent feature along East Diamond Avenue and in Olde Towne Gaithersburg. The building serves as a visual landmark as a former funeral home and furniture-making store that were used together for most of the twentieth century.

- f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development**

Even though the appearance of the house has changed over time, this is representative of the development of Olde Towne. Modifications include additions on the east side, a

porch that wraps around the front, and a wing was added on the west side. The additions, added sometime between 1914 and 1930, have been very sensitive to the existing structure. The house is heavily detailed and represents distinctive and high-quality design, is well maintained, and in excellent condition.

320 East Diamond Avenue – outbuilding

HPAC found that the outbuilding at 320 East Diamond Avenue did not meet the criteria for historic designation finding that the structure has no cultural or architectural significance. The structure represents a stable that is not directly connected to the primary use of the property. It was also noted, based upon testimony by the owner, that the structure is in poor condition.

402 East Diamond Avenue – The Ernest and Daisy Fraley Home

HPAC found that the house at 402 East Diamond Avenue did not meet the criteria for historic designation, finding the structure has been significantly modified over time to the point where its integrity is no longer retrievable. HPAC further recommends that any components of the house that could be reused should be made available to the public or to organizations that collect building materials.

402 A East Diamond Avenue – The Walter and Annie Reinhart Home

The property meets the following criteria for historic designation as stated in the Preservation of Historic Resources Ordinance, Section 24-226, of the City Code.

(2) Section 24-226(b)(2) Architectural and Design Significance. **The historic resource:**

a. Embodies the distinctive characteristics of a type, period or method of construction

The structure embodies the typical four-square home. The architecture of the house has been generally preserved and is very close to its original condition.

d. Represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape

The house represents “Main Street” architecture that is disappearing in Olde Towne Gaithersburg. The residence was inhabited by a family that had close ties to the railroad while Gaithersburg was developing as a railroad community.

e. Embodies design, setting, materials, workmanship and ambience to the city’s sense of time, place and historic development

The house retains almost all of the original windows, all the interior trim and stairwell, and possibly the original roof structure. Most of the original materials and workmanship, with the exception of the vinyl siding, are present and the house is well preserved and distinctive in its present condition. The vinyl siding is a reversible modification that can be removed. It is likely that the original lap siding remains under the vinyl and could be restored.

402 East Diamond Avenue – Olde Towne Youth Center

HPAC found that the structure known as the Olde Towne Youth Center at 402 East Diamond Avenue, did not meet the criteria for historic designation, finding that the structure has been greatly modified and the historic significance that it originally had has been lost through the modification process. HPAC further recommends that any usable materials should be salvaged.

408 East Diamond Avenue – The John Ward/Ridgely/Adams House

HPAC found that the house at 408 East Diamond Avenue did not meet the criteria for historic designation, due to severe deterioration and neglect to the structure over time. The HPAC further recommends the City of Gaithersburg allow for and facilitate the retrieval of any artifacts or materials from the property that can be obtained by any persons or organizations that could use those items.

HPAC made the following statement in support of the “Heritage District” concept, as suggested by the Olde Towne Master Plan, adopted in June of 2005:

HPAC would like to advise the HDC that its procedure is to recommend or not recommend a structure and site for historic designation consideration. HPAC’s procedure, in accordance with past practice, does not include examination of other options, and the committee tried to follow this procedure as closely as possible for this complicated application. HPAC would like to reiterate its support for the proposal in the Olde Towne Master Plan to initiate a historic heritage area where properties between Diamond Avenue and Teachers Way could receive historic structures should they need to be moved from their current location after efforts to preserve them have been explored. HPAC encourages the HDC, the Planning Commission, staff, and the Mayor and Council to provide maximum support to effectuate such moves should demolition/moving of designation-eligible structures be necessary.

HPAC further supports the proposed redevelopment project since in the long run, it will help revitalize the area, which is necessary to permit preservation of other existing structures and the character of Olde Towne.

The HPAC recommends photographic documentation of the structures to be demolished be provided, including any historically interesting features that might be revealed during the demolition process. Additionally, any usable materials should be salvaged.



**WASHINGTON SUBURBAN
SANITARY COMMISSION**

14501 Sweitzer Lane • Laurel, MD 20707 • 301-206-8000
www.wsscwater.com • TTY: 301-206-8345

TO: JACQUELINE MARSH, PLANNING AND CODE ADMINISTRATION
CITY OF GAITHERSBURG

FROM: NORMA J. THACKER, DSC TECHNICIAN II
DEVELOPMENT SERVICES GROUP
PHONE #301-206-8643
E-MAIL – nthacker@wsscwater.com

DATE: OCTOBER 5, 2007

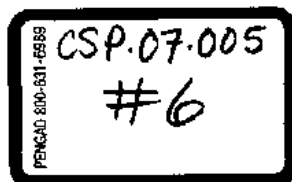
SUBJECT: ARCHSTONE @ OLDE TOWNE

Site Plan Number: **CSP-07-005**

The above referenced submittal has been reviewed with the following comments:

- ☐ Water and Sewer Extension will be required.
- ☒ Water and Sewer is available.
- ☐ Existing WSSC facilities are located on the site. Submission should be made to the WSSC.
Call Development Services Center at 301-206-8650.
- ☒ Onsite plan review package should be submitted. Contact our Permit Services Unit at 301-206-4003 for additional information. Two connection points will be required per attached Hydraulic Review Letter of Findings dated September 13, 2007.
- ☒ Project # DA4790Z08 is an approved project within the limits of this proposed site. Contact Bruce MacLaren at 301-206-8817 for additional information.
- ☐ Additional Rights-of-Way may be required. _____
- ☒ Other: Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit.
- ☐ No comment.

Referral Reply Due Date: September 14, 2007





CONCEPTUAL SITE PLAN ARCHSTONE OLDE TOWNE GAITHERSBURG

SITE ANALYSIS

1. ZONING: CENTRAL BUSINESS DISTRICT (CBD)

2. SITE AREA:

PARCEL 998 = 1.89 AC. OR 43,519 SQ. FT.
PARCEL 948 = 1.13 AC. OR 49,136 SQ. FT.
PARCEL 950 = 0.72 AC. OR 31,362 SQ. FT.
PARCEL 951 = 0.49 AC. OR 21,296 SQ. FT.
PARCEL 940 = 1.89 AC. OR 43,444 SQ. FT.
PARCEL 953 = 1.89 AC. OR 43,532 SQ. FT.
PARCEL 991 = 1.89 AC. OR 43,536 SQ. FT.
PUBLIC ALLEY = 0.16 AC. OR 7,043 SQ. FT.
TOTAL GROSS SITE AREA = 6.49 AC. OR 282,848 SQ. FT.
TOTAL NET SITE AREA(AFTER TEACHER'S WAY DEDICATION):
6.0 AC. (261,443 SQ. FT.)

3. LEGAL DESCRIPTION:

PARCEL 998 L: 9973 P: 640
PARCEL 948 L: 16136 P: 484
PARCEL 950 L: 3050 P: 107
PARCEL 951 L: 3050 P: 107
PARCEL 940 L: 3021 P: 742
PARCEL 953 L: 20456 P: 270
PARCEL 991 L: 27536 P: 131
L: 27507 P: 98

4. GROSS BUILDING AREA

A. RESIDENTIAL = 51,650 sq. ft.
B. RETAIL = 18,350 sq. ft.
C. PARKING STRUCTURE = 260,000 sq. ft.
TOTAL GROSS BUILDING AREA (GFA) = 799,000 sq. ft.

5. PARKING:

REQUIRED PARKING:

RESIDENTIAL:

ONE BEDROOM 17 SP/DU.
TWO BEDROOM 28 SP/DU.
194 ONE BEDROOM UNITS @ 17 SP/DU. = 3298 SPACES
158 TWO BEDROOM UNITS @ 28 SP/DU. = 390 SPACES
RETAIL: 45 SP/1000 GLA
18,350 SQ. FT. GLA RETAIL @ 45 SP/GLA = 826 SPACES
LEASING OFFICE = 5 SPACES

TOTAL NO. PARKING REQUIRED = 866 SPACES

PARKING PROVIDED:

STRUCTURED PARKING = 700 SPACES
TOTAL PARKING PROVIDED = 700 SPACES
TOTAL HANDICAP SPACES REQUIRED = 16 SPACES
TOTAL HANDICAP SPACES PROVIDED = 16 SPACES (INCL. 4 VAN)
PARKING WAIVER REQUESTED FOR 166 SPACES (134 PERCENT)

6. TOTAL GREEN SPACE:

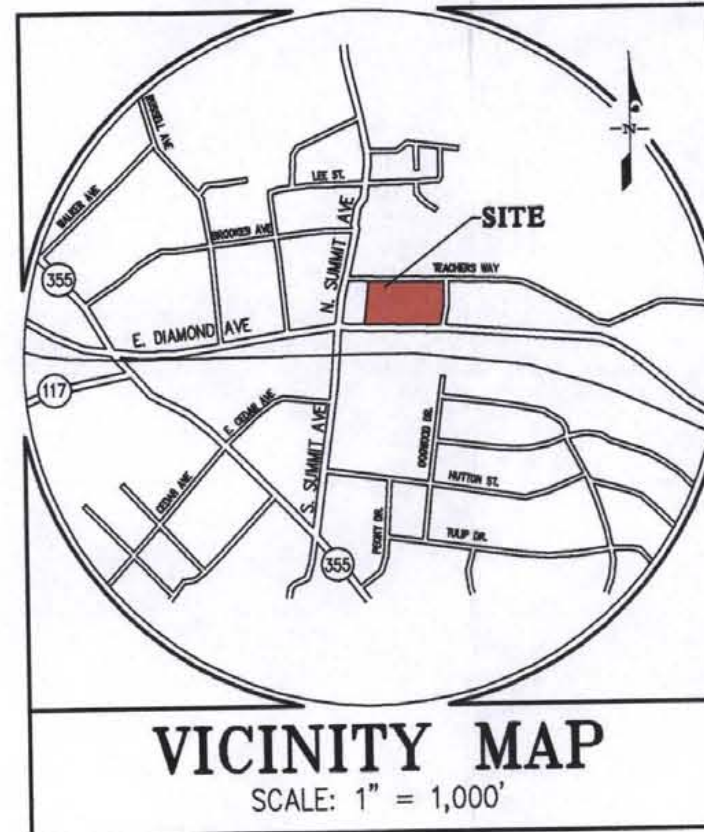
1.30 AC. OR 56,570 SQ. FT. = 30 PERCENT OF GROSS SITE AREA

7. BUILDING COVERAGE = 283,100 SQ. FT. = 72 PERCENT OF GROSS SITE AREA

8. BUILDING HEIGHT:

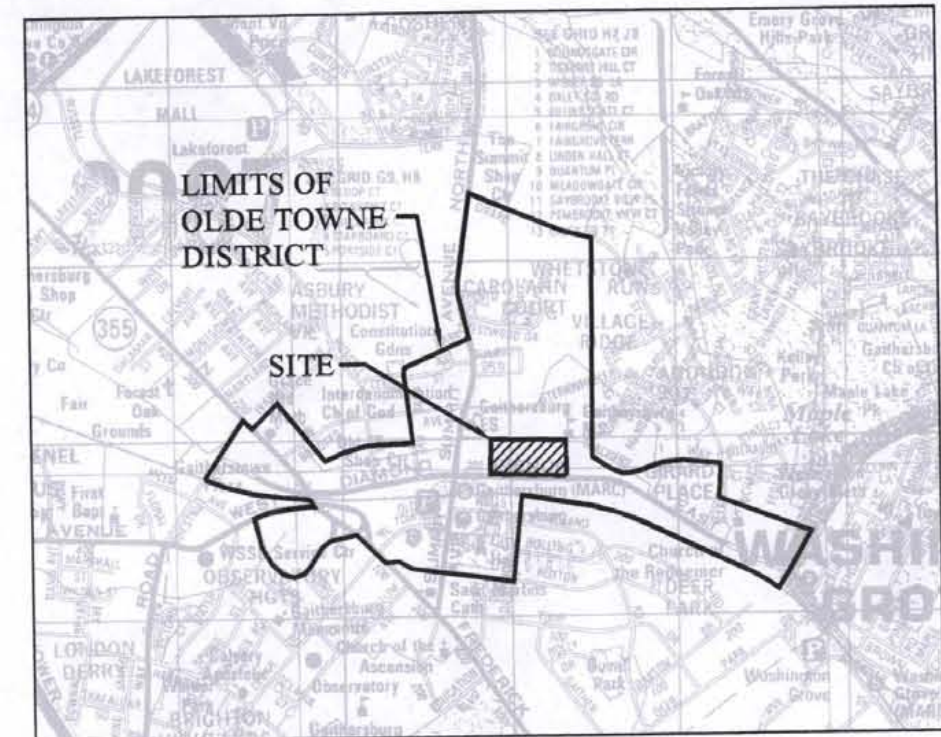
MAXIMUM BLDG HEIGHT ALLOWED = 4 STORIES
BUILDING HEIGHT PROPOSED: 6 STORIES
WAIVER REQUESTED WITH MAYOR/COUNCIL

SETRACKS: 15 FEET- IF A PROPOSED BUILDING IS ADJUTTING A LOT OR PARCEL, WHICH CONTAINS AN EXISTING BUILDING WITH WINDOWS FACING THE PROPOSED BUILDING, SECTION 24-16074(b)(2)



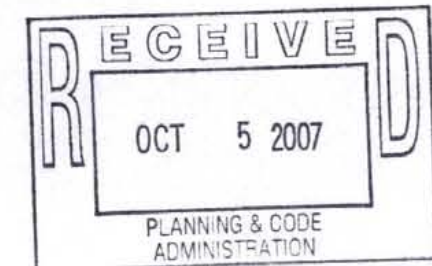
VICINITY MAP

SCALE: 1" = 1,000'



OLDE TOWNE DISTRICT VICINITY MAP

SHEET No.	DRAWING TITLE
C-100C	COVER SHEET
C-200C	CONCEPTUAL SITE DEVELOPMENT PLAN
C-201C	TRAFFIC CIRCULATION PLAN



GLWGuttschick Little & Weber, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20814
TEL: 301-421-4204 FAX: 301-421-4205

PREPARED FOR:
ARCHSTONE SMITH
2345 CRYSTAL DRIVE
SUITE 1100
ARLINGTON, VIRGINIA 22202
ATTN: JEFF HARRIS
703-399-3533

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 17006
EXPIRATION DATE: MARCH 17, 2009

ARCHSTONE - OLDE TOWNE GAITHERSBURG

P. 991, P. 953, P. 940, P. 951, P. 950, P. 948 & P. 998

CITY OF GAITHERSBURG ELECTION DISTRICT No. 8

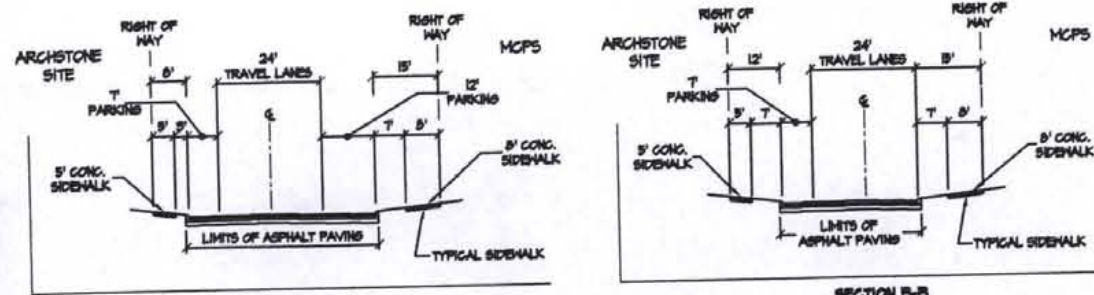
MONTGOMERY COUNTY, MARYLAND

SCALE
AS SHOWN
DATE
SEPT., 2007
ZONING
CBD
TAX MAP - ORD
FT561, FT562

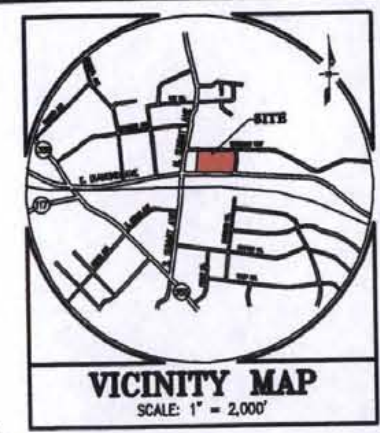
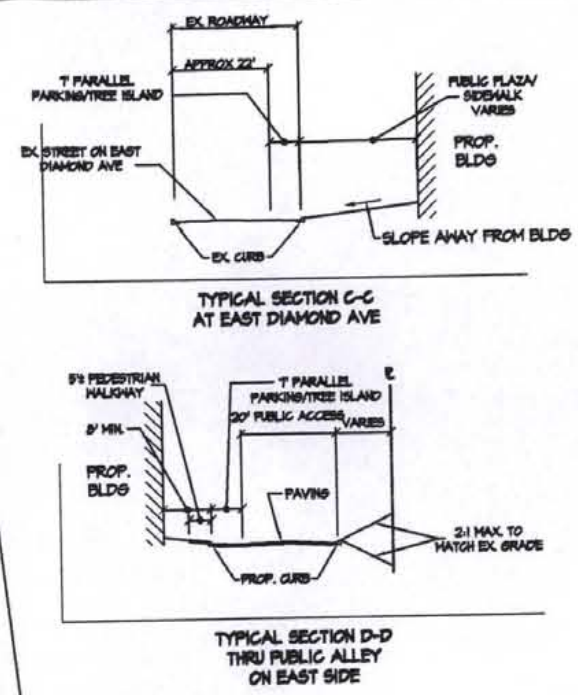
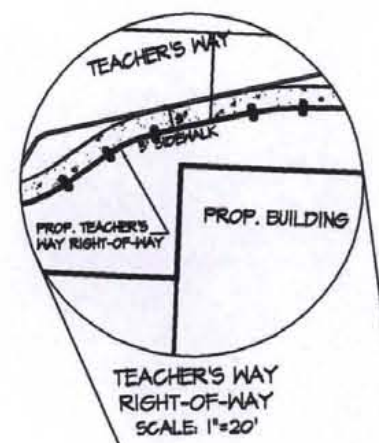
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CSP-07-005
#8

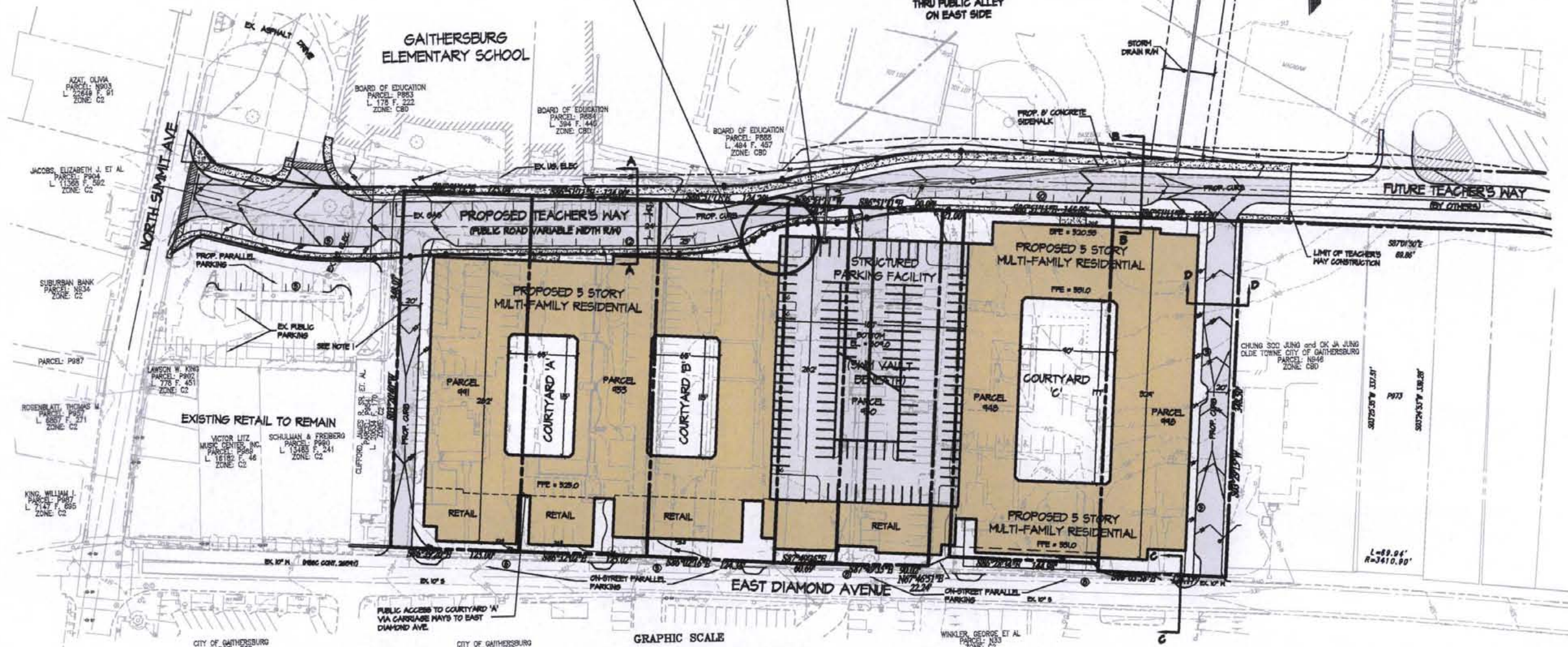
PERMITS 800-631-6889



TYPICAL SECTIONS THRU TEACHER'S WAY
(VARIABLE WIDTH R/W)



GAITHERSBURG
MIDDLE SCHOOL



NOTE 1: 20 FT WIDE RESERVATION FOR A
FUTURE INGRESS/EGRESS FOR THE BENEFIT
OF PARCEL 454. RESERVATION SHALL
EXPIRE ON OCTOBER 15, 2010.

WSSC 200' SHEET No. 223/224 NW 9

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
2000 NATIONAL DRIVE - SUITE 200 - BETHESDA OFFICE PARK
BETHESDA, MARYLAND 20814
TEL: 301-421-6004 FAX: 301-421-6005

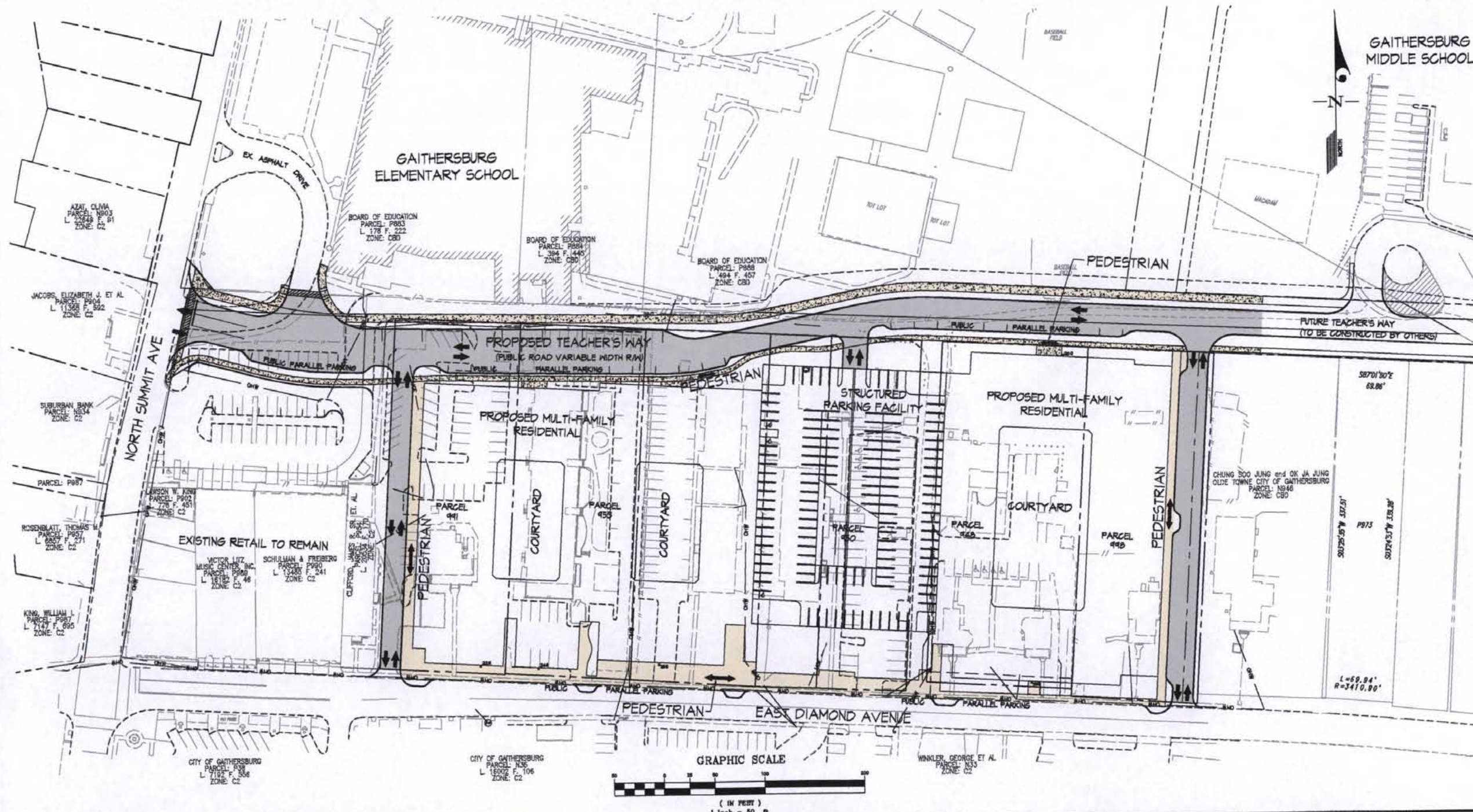
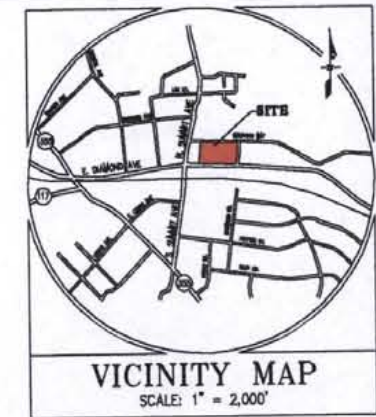
PREPARED FOR:
ARCHSTONE SMITH
2345 CRYSTAL DRIVE
SUITE 1100
ARLINGTON, VIRGINIA 22202
ATTN: JEFF HARRIS
703-399-3533

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 17285
EXPIRATION DATE: 08/31/2010

CONCEPTUAL SITE PLAN
ARCHSTONE · OLDE TOWNE GAITHERSBURG
P. 991, P. 953, P. 948, P. 951, P. 950, P. 948 & P. 990
CITY OF GAITHERSBURG ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

SCALE 1"=50'	ZONING CBD
DATE SEPT., 2007	TAX MAP - GRID FT561, FT562

CSP.07.005
#9



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20804
TEL: 301-421-4024 FAX: 410-860-1020 301-421-4024 FAX: 301-421-4100

PREPARED FOR:
ARCHSTONE SMITH
2345 CRYSTAL DRIVE
SUITE 1100
ARLINGTON, VIRGINIA 22202
ATTN: JEFF HARRIS
703-399-3533

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 17285
EXPIRATION DATE: MARCH 17, 2009

VEHICULAR & PEDESTRIAN TRAFFIC CIRCULATION PLAN

ARCHSTONE - OLDE TOWNE GAITHERSBURG

P. 991, P. 993, P. 940, P. 951, P. 956, P. 948 & P. 998

CITY OF GAITHERSBURG ELECTION DISTRICT No. 9

MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING
1" = 50'	CBD
DATE	TAX MAP - GRID
SEPT., 2007	FT561, FT562

C. L. W. FILE NO.

CSP.07.005
#10

PENGAD 800-631-6889



THE PRESTON PARTNERSHIP, LLC
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3141 FAIRVIEW PARK DRIVE, SUITE 415
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TELEPHONE: 703 205 0930
FAX: 703 205 0931
WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

SEAL

PROJECT
OLDE TOWNE
GAITHERSBURG
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR

ARCHSTONE SMITH

2345 Crystal Drive
11th Floor
Arlington, VA 22202
(703) 399-3533

PRINTED

REVISIONS

DATE 4/2/07

JOB NUMBER 0511704

DRAWN BY

CHECKED BY

DRAWING TITLE

MEZZANINE

SITE PLAN

DRAWING NUMBER

CONSULTANT

CE

CONSULTANT

CONSULTANT

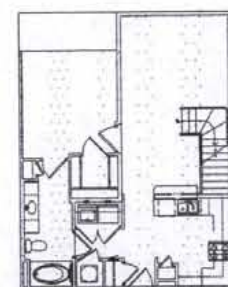
CONSULTANT

CONSULTANT

CONSULTANT

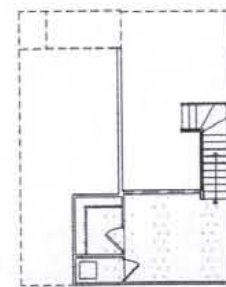
CONSULTANT

CONSULTANT



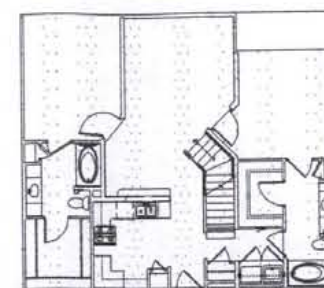
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SCALE: 1/8" = 1'-0"

4TH FLOOR
HEATED SF= 803



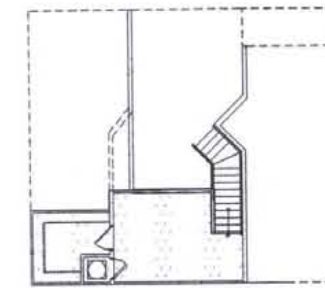
UNIT PLAN A1-M
SCALE: 1/8" = 1'-0"

MEZZANINE
HEATED SF= 273
% 4TH FLOOR= 34%



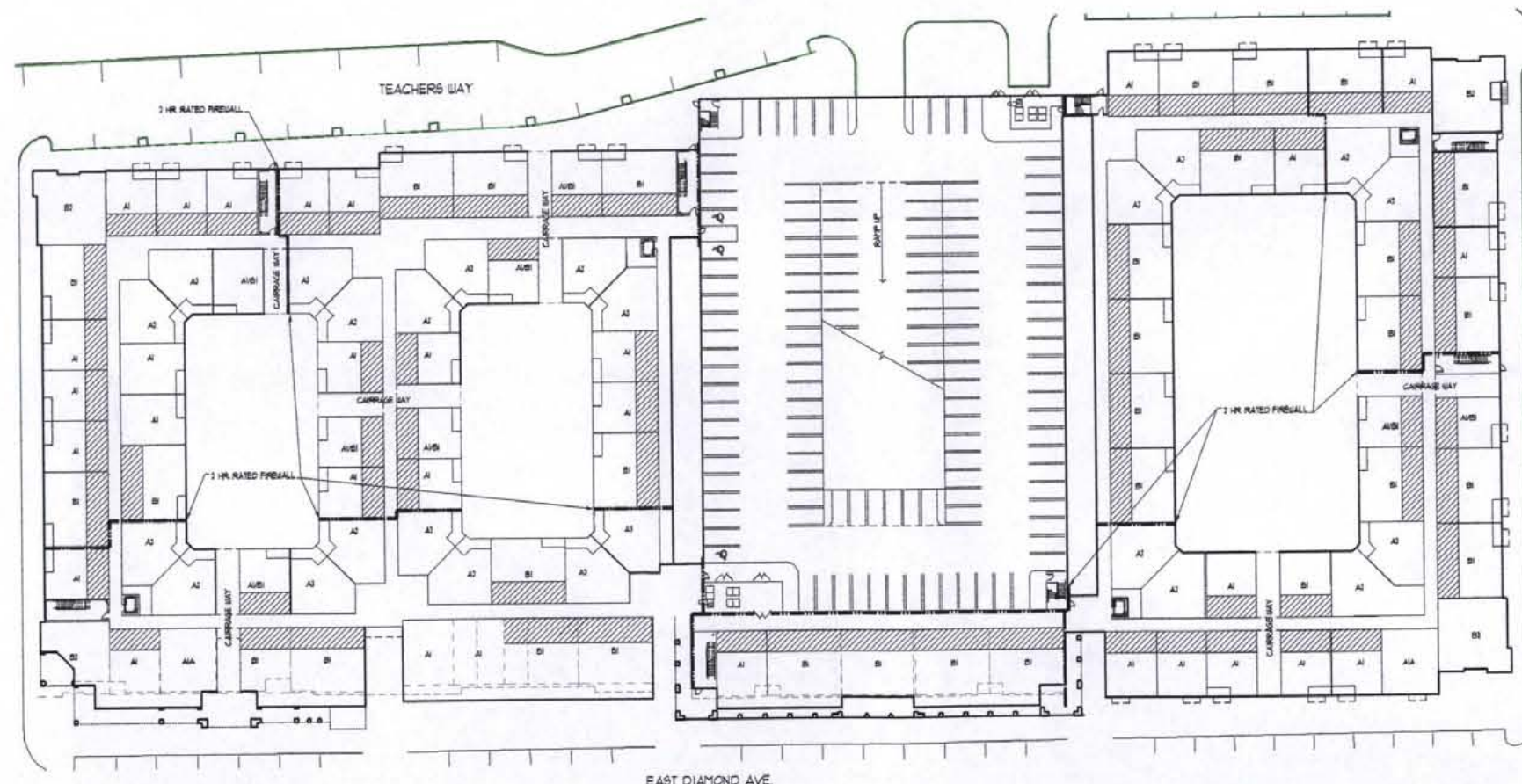
UNIT PLAN B1-M
SCALE: 1/8" = 1'-0"

4TH FLOOR
HEATED SF= 1195



UNIT PLAN B1-M
SCALE: 1/8" = 1'-0"

MEZZANINE
HEATED SF= 406
% 4TH FLOOR= 34%



MEZZANINE SITE PLAN
SCALE: 1" = 30'

0 15' 30' 60'
SCALE: 1" = 30'



NOTE:

1. UNIT/BUILDING DESIGN & CONFIGURATION SUBJECT TO FINAL ENGINEERING DESIGN. ACTUAL NUMBER & LOCATION OF MEZZANINE UNITS MAY CHANGE UPON FINAL DESIGN. THERE SHALL BE AT LEAST ONE MEZZANINE UNIT/BUILDING.

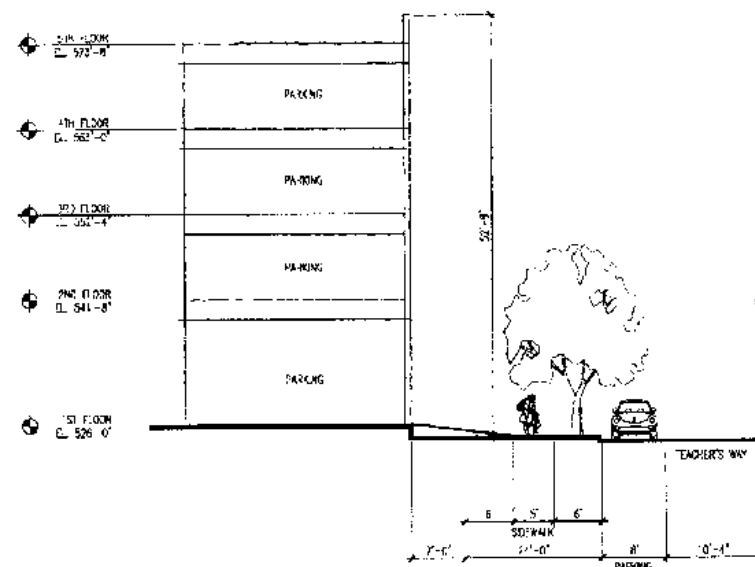
2. 2 HR. RATED FIREWALL CONSTITUTES A SEPARATE BUILDING FOR THE PURPOSE OF THIS EXHIBIT.

FOR INFORMATIONAL PURPOSES ONLY

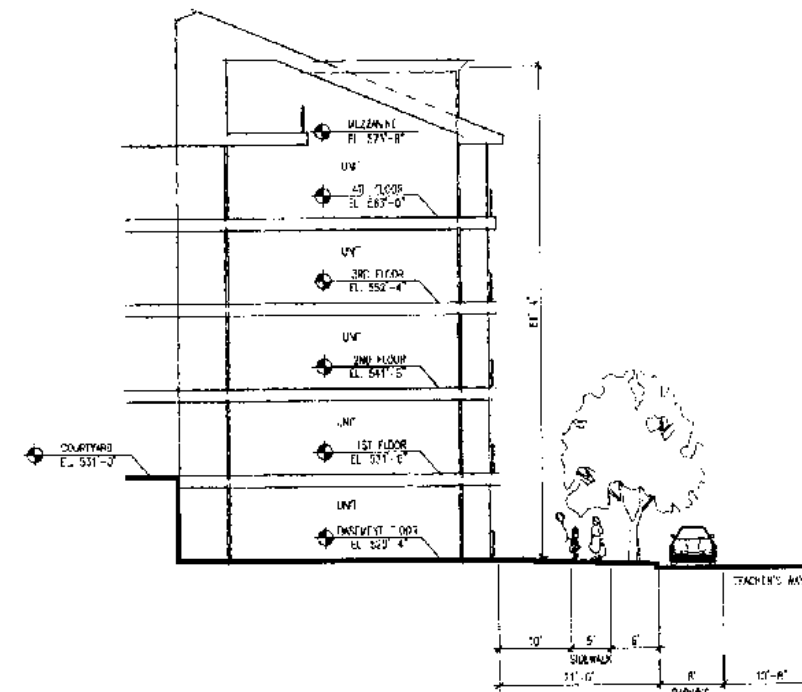
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11

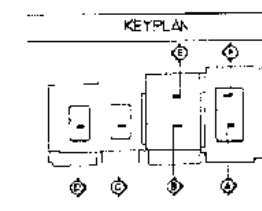
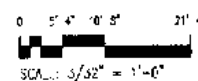
PENGAD 800-531-6889



E SITE SECTION
SCALE: 3/32" = 1'-0"



F SITE SECTION
SCALE: 3/32" = 1'-0"



THE PRESTON PARTNERSHIP, LLC

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CONSULTANT

SEAL

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**OLDE TOWNE
GAITHERSBURG**

MONTGOMERY COUNTY

GAITHERSBURG, MD

FOR

ARCHITECT

23245 CRYSTAL DRIVE, 11TH FLOOR
ARLINGTON, VA 22202
TEL 703 399-3553

REVISIONS

DATE 09/25/07

JOB NUMBER 0511704

DRAWN BY

CHECKED BY

SHEET TITLE

SITE SECTIONS

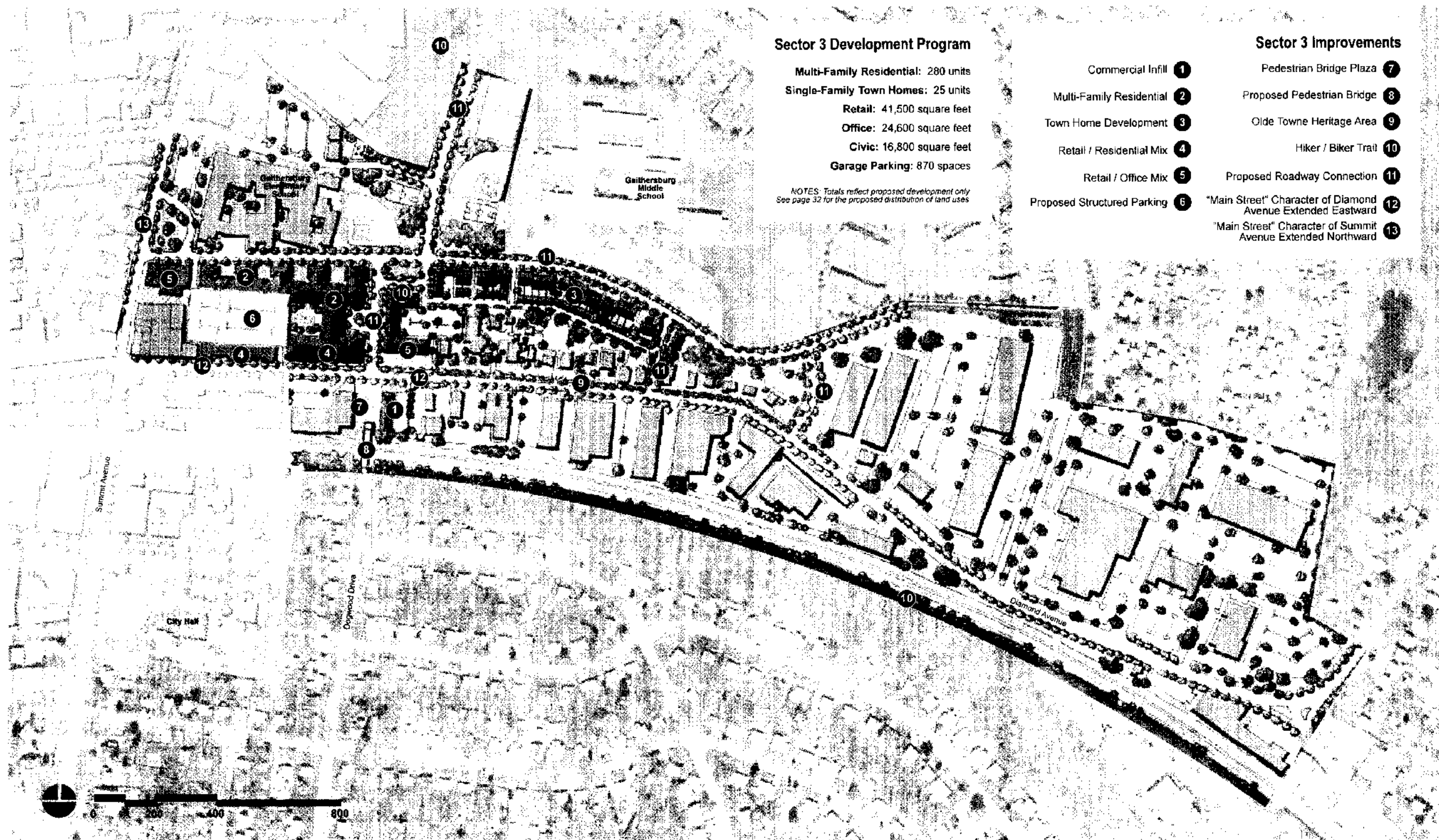
SHEET NUMBER

SK-06

COMMENTS

NOT ISSUED FOR CONSTRUCTION

0207



SECTOR 3

Sector 3 is characterized by a wide variety of land uses including vibrant retail, two public schools, an area of historic architecture, and a large area of light industrial uses. Sector 3 transitions quickly from the light industrial uses on the east side to Olde Towne's retail core at the intersection of Summit and Diamond Avenues – the heart of Olde Towne life and activity. Recommendations that address and improve the relationship among these seemingly disparate uses are proposed below.

Existing Light Industrial Facilities

Many auto repair and light industrial facilities are located on the east side of this Sector. These uses provide valuable services to Gaithersburg residents and are proposed to remain in their existing condition. Several members of the community suggested a commercial entertainment facility or music/dance hall that would host live music events (like the Birchmere in Alexandria, VA). The light industrial buildings in Sector 3 would adapt well to these entertainment uses. Though a specific location for a music hall facility is not shown, an entertainment use would be an appropriate redevelopment opportunity.

Special landscaping and welcome and directional signage at the termini of Girard Street and Railroad Street would improve these prominent gateways into Olde Towne for visitors arriving from the east.

Northeast Corner of Diamond Avenue

Recent developer interest in this area of Olde Towne suggests likely change in the short-term. To realize the maximum development potential of this large parcel assem-

blage, buildings could achieve a height of five stories in mixed-use structures. Ground floor retail uses would extend the pedestrian-friendly, "Main Street" character of Diamond Avenue eastward. Residential uses, both above the retail and in separate structures, would provide exciting class "A" living in the heart of Olde Towne. Structured parking for this mixed-use project would be provided by an integrated facility.

A separate building proposed along Summit Avenue, next to the Gaithersburg Elementary School, could accommodate ground floor retail uses with a small amount of office uses on the upper floors. To ensure that the historic character of Olde Towne remains intact, this new building should maintain and respect the existing retail located at the northeast corner of Summit and Diamond Avenues. Parking for this building could be accommodated in the parking structure located within the adjacent mixed-use project. The first level of the parking garage would be reserved for public parking and accommodate the retail uses located in this part of Olde Towne. The upper levels would be reserved for adjacent residential uses.

The houses located at 320, 408, 402, and 404 East Diamond Avenue (placed in order of significance) have been found to be significant to Gaithersburg by the Historic Preservation Advisory Committee and should be relocated and preserved, if possible. At such time development is proposed for these properties, the developer of the proposed development shall actively pursue the relocation of the single family houses

Olde Towne Heritage Area

Several residential structures along the north side of Diamond Avenue are listed in the City's historic buildings inventory. Defined by a proposed Olde Towne Heritage Area, these structures recall the City's rail and agricultural history and are recommended to remain in their existing condition. Many of these buildings serve as small professional offices—an appropriate use that should be encouraged to buffer the proposed residential development adjacent to the Gaithersburg Middle School (see below) from the light industrial uses south of Diamond Avenue.

Town Home Development

The deep parcels between Diamond Avenue and the Gaithersburg Middle School (the parcels on which many of the historic structures sit - see Olde Towne Heritage Area, above) represent significant mid-term development opportunity. The City should initiate a process that would subdivide, acquire, and assemble these large parcels to facilitate new town home development in this area. Fronting onto the proposed extension of Teacher's Way (see *Connectivity Improvements*, below), new town homes would diversify Olde Towne's housing stock and provide home ownership opportunities. The City should consider the extension of Teacher's Way early in master plan implementation to make this area more attractive for redevelopment.

An additional mixed-use building is also proposed for this area. This structure is envisioned as a three-story building with ground floor retail and office uses on the upper floors. At three stories, this structure would

provide an appropriate transition in height and scale from the large, mixed-use development proposed to the west, and the town homes and Olde Towne Heritage Area proposed to the east. The construction of this building would displace the Gaithersburg Youth Center, which would be relocated to a site with convenient access to the Gaithersburg Middle School.

Connectivity Improvements

Additional recommendations are proposed in Sector 3 that improve pedestrian and vehicular connectivity within Olde Towne and outlying areas. The extension of Victory Farm Drive would establish a parallel route to Summit Avenue between Diamond Avenue and Girard Street, providing an additional route to the Gaithersburg Elementary and Middle Schools and potentially reducing the traffic burden Summit Avenue now carries. A small neighborhood green that offsets Victory Farm Drive at Teacher's Way makes the route less direct and would slow the speed of traffic through this area. The extension of Victory Farm Drive is also illustrated in Sector 5 (see page 29). The extension of Teacher's Way would establish a parallel route to Diamond Avenue between Girard Street and Summit Avenue, potentially reducing the traffic load Diamond Avenue now bears. The extension of Teacher's Way would also create substantial value to adjacent parcels, increasing the likelihood of their redevelopment in the near- to mid-term. Though it is strongly recommended that Teacher's Way extend to Summit Avenue, the proposal must be studied in greater detail. A traffic study should be initiated to determine the impact

of a new intersection at Summit Avenue, as well as future right of way acquisition issues with Montgomery County Public Schools (MCPS) and private property owners. The design of Teacher's Way and Victory Farm Drive will incorporate pedestrian safety and traffic calming measures. Following the redevelopment of the northeast corner of Diamond Avenue, a pedestrian bridge over the railroad tracks located at the terminus of Victory Farm and Dogwood Drives should be studied. This bridge would improve Olde Towne's pedestrian accessibility for neighborhoods to the southeast and provide a safe alternative route for children on their way to and from school. A small plaza at the base of the pedestrian bridge and a small commercial infill structure complete the ensemble.

A proposed hiker/biker trail that traverses Olde Towne parallel to the railroad tracks would connect many important Olde Towne features, provide a valuable recreational amenity, and improve the quality of life for Olde Towne residents. The trail would connect to the proposed pedestrian bridge so that trail users could continue north on a proposed extension of the trail (see Sector 5, below). The trail could connect to the Gaithersburg and Washington Grove MARC rail stations and to the Shady Grove Metro Station, providing residents an opportunity to walk or bike to catch a train to work. Trail users from outside of the City could learn of Gaithersburg's history at the History Museum and interpretive signage at Olde Towne Plaza. Bike racks conveniently located in Olde Towne Plaza would encourage bikers to shop and dine in Olde Towne establishments.

OLDE TOWNE GAITHERSBURG

PLANNING BOOK



THE PRESTON
PARTNERSHIP, LLC
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FAX 703 205 0931

WWW.THEPRESTONPARTNERSHIP.COM

PROJECT
OLDE TOWNE
GAITHERSBURG
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

2345 CRYSTAL DRIVE
11TH FLOOR
ARLINGTON VA 22202
(703) 399-3533

DATE 03.22.2007

JOB NUMBER 0511704

DRAWN BY RDC

CHECKED BY SFS

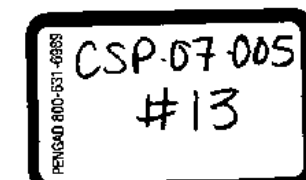
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COVER
SHEET

DRAWING NUMBER

CV-01

COMMENTS





EXISTING STREETScape PHOTOS



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3141 FAIRVIEW PARK DRIVE, SUITE 415
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PROJECT
**OLDE TOWNE
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MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

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ARLINGTON VA 22202
(703) 399-3533

DATE 03.22.2007

JOB NUMBER 0511704

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PHOTOS

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COMMENTS _____



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PROJECT
OLDE TOWNE
GAITHERSBURG
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

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ARLINGTON VA 22202
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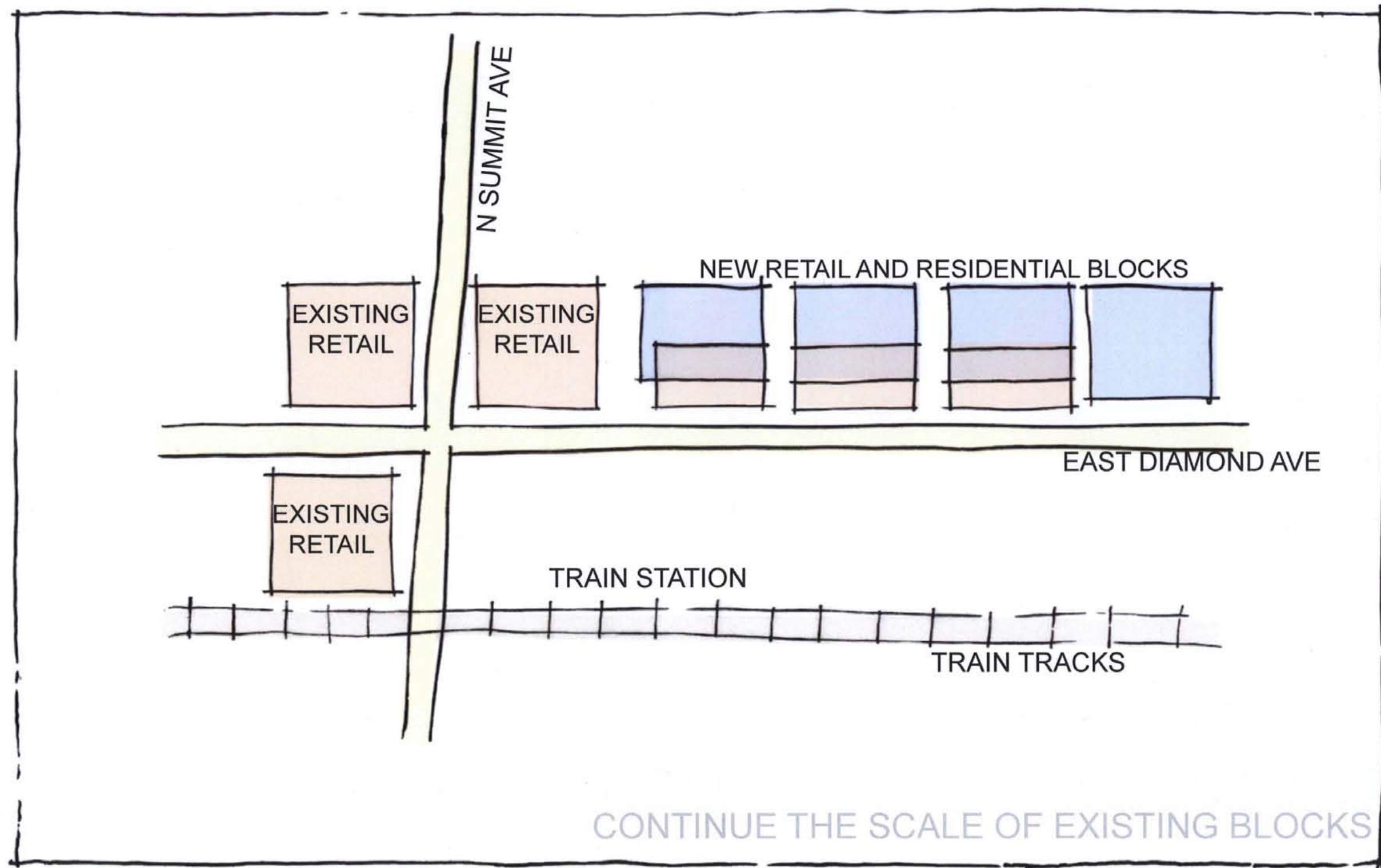
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CONCEPTUAL
DIAGRAM

DRAWING NUMBER

CP-01

COMMENTS





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OLDE TOWNE
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MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

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11TH FLOOR
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(703) 399-3533

DATE 03.22.2007

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DRAWING TITLE

CONCEPTUAL
DIAGRAM

DRAWING NUMBER

CP-02

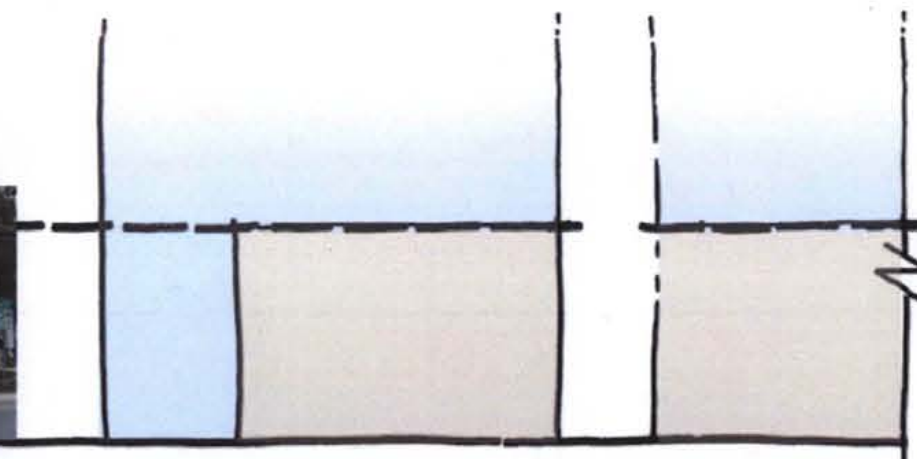
COMMENTS

LINE OF AVERAGE HEIGHT OF EXISTING RETAIL



TYPICAL RETAIL BLOCK

NEW RETAIL 'BLOCKS' RESPECT
VERTICAL SCALE OF EXISTING
RETAIL



EXTEND EXISTING OLDE TOWNE RETAIL CORNICE HEIGHT



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PROJECT
OLDE TOWNE
GAITHERSBURG
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

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11TH FLOOR
ARLINGTON VA 22202
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DATE 03.22.2007

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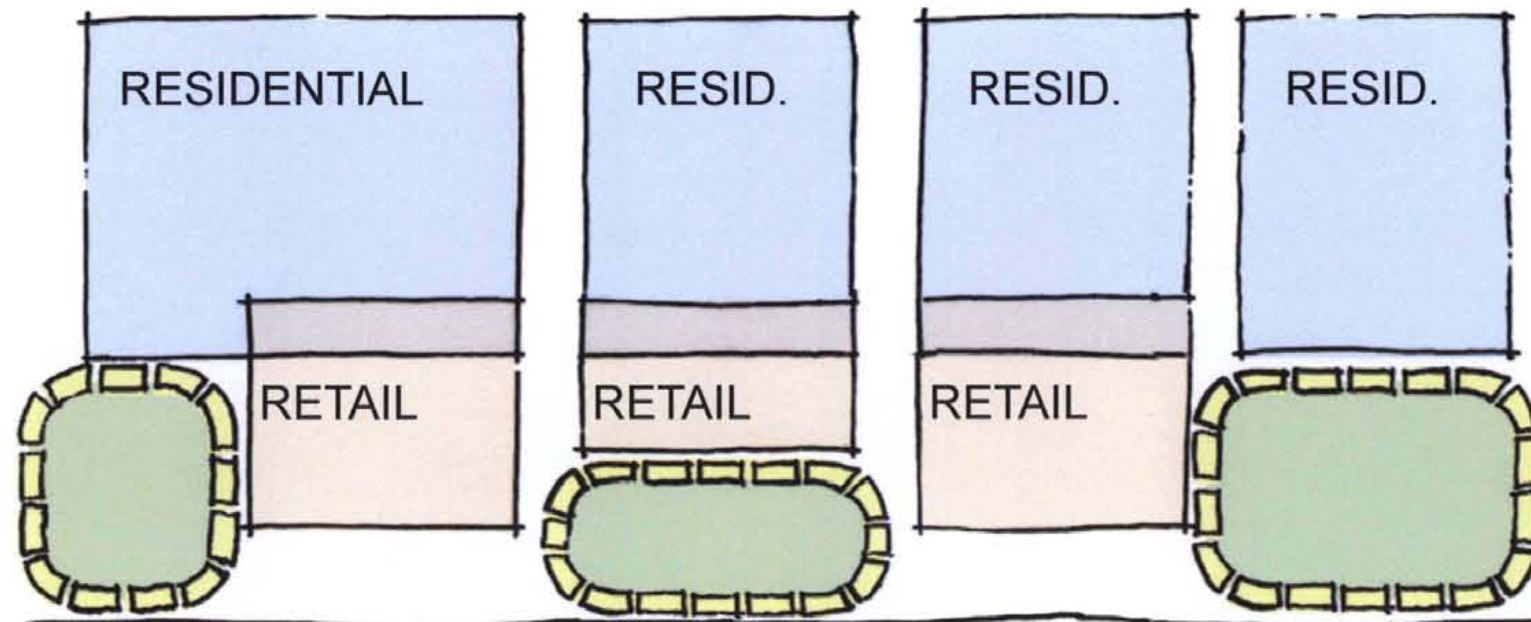
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CONCEPTUAL
DIAGRAM

DRAWING NUMBER

CP-03

COMMENTS



VARIEGATED RETAIL DEPTHS ENLIVEN STREETScape AT CORNERS AND
MID-BLOCK AND CREATE AREAS OF PEDESTRIAN REPOSE



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PARTNERSHIP, LLC
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PROJECT
OLDE TOWNE
GAITHERSBURG
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

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11TH FLOOR
ARLINGTON VA 22202
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DATE 03.22.2007

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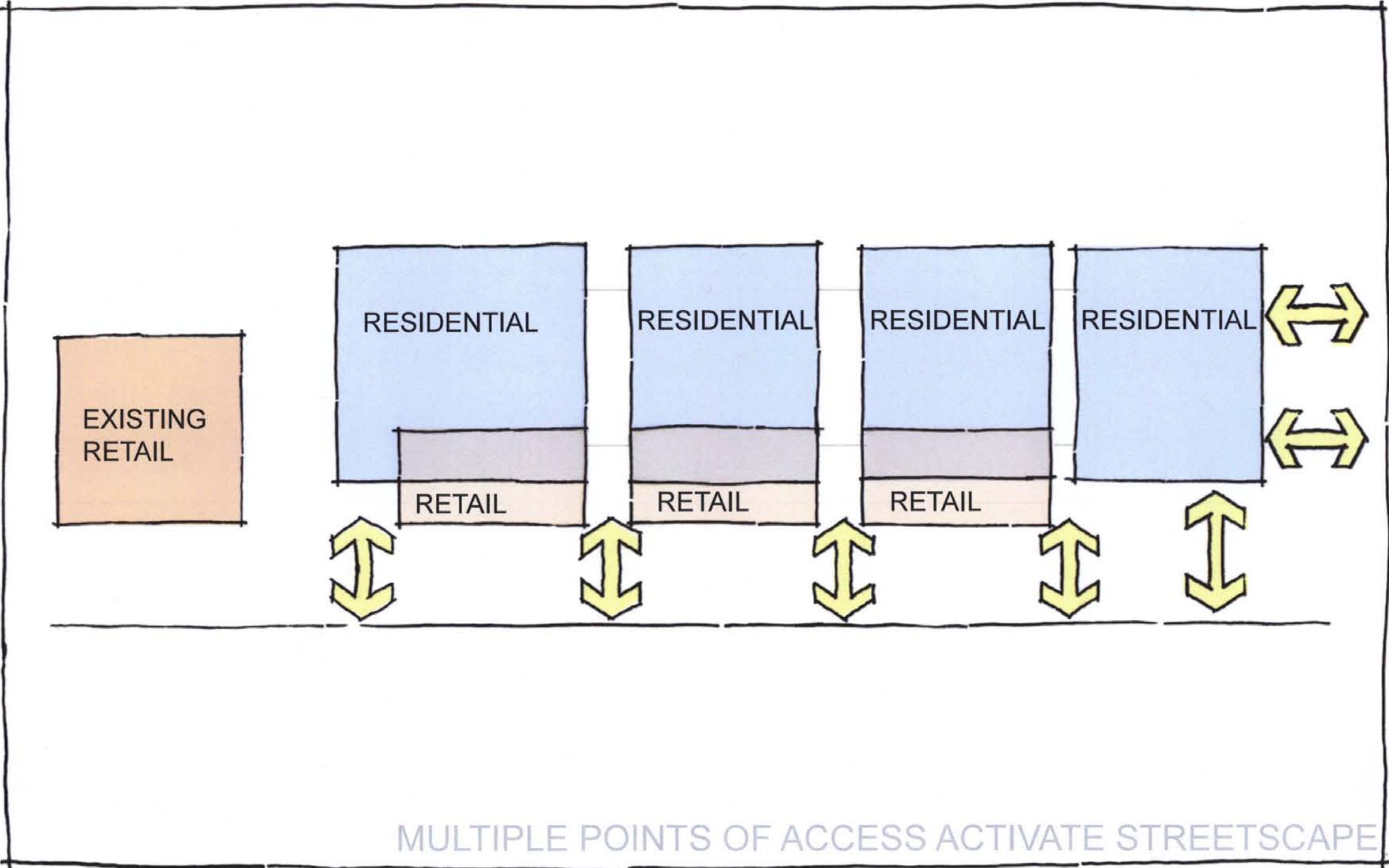
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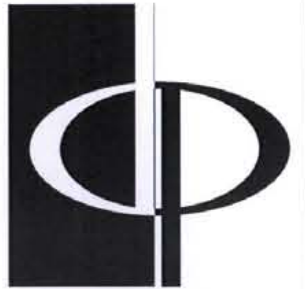
CONCEPTUAL
DIAGRAM

DRAWING NUMBER

CP-04

COMMENTS





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PARTNERSHIP, LLC**
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FAX 703 205 0931

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PROJECT
**OLDE TOWNE
GAITHERSBURG**
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

2345 CRYSTAL DRIVE
11TH FLOOR
ARLINGTON VA 22202
(703) 399-3533

DATE 03.22.2007

JOB NUMBER 0511704

DRAWN BY RDC

CHECKED BY SFS

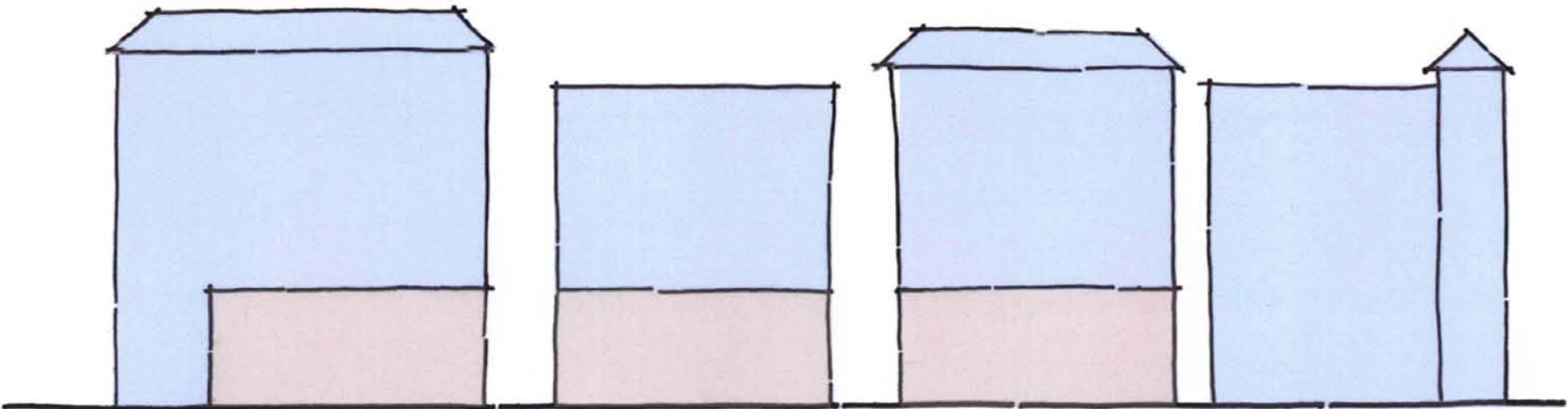
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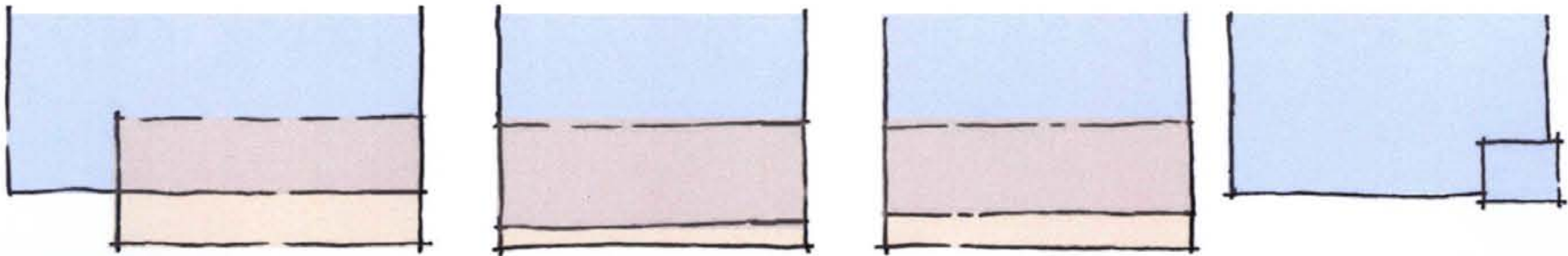
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CP-05

COMMENTS _____



DIAGRAMMATIC ELEVATION



DIAGRAMMATIC PLAN

VARYING ROOF PLANES ENLIVEN STREETSCAPE

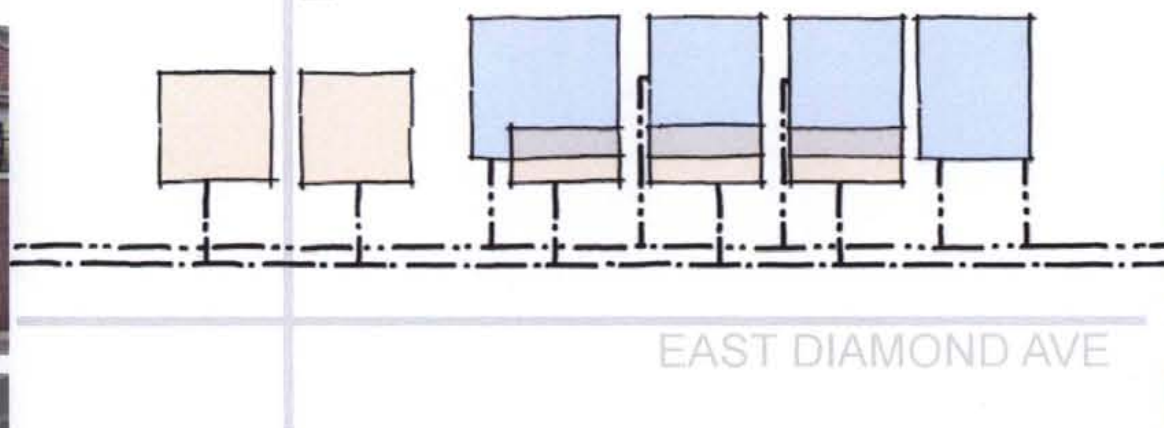
RETAIL

TO

RESIDENTIAL



N SUMMIT AVE



EAST DIAMOND AVE



BRIDGE BETWEEN COMMERCIAL AND RESIDENTIAL



**THE PRESTON
PARTNERSHIP, LLC**
A MULTI-DISCIPLINARY DESIGN FIRM
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FAX 703 205 0931

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PROJECT
**OLDE TOWNE
GAITHERSBURG**
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

2345 CRYSTAL DRIVE
11TH FLOOR
ARLINGTON VA 22202
(703) 399-3533

DATE 03.22.2007

JOB NUMBER 0511704

DRAWN BY RDC

CHECKED BY SFS

DRAWING TITLE CONCEPTUAL

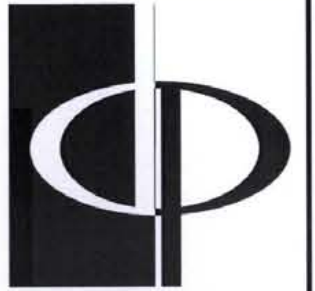
DIAGRAM

DRAWING NUMBER CP-06

COMMENTS _____



OLDE TOWNE DETAIL PRECEDENT



**THE PRESTON
PARTNERSHIP, LLC**
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WWW.THEPRESTONPARTNERSHIP.COM

PROJECT
**OLDE TOWNE
GAITHERSBURG**
MONTGOMERY COUNTY
GAITHERSBURG, MD

FOR _____

ARCHSTONE SMITH

2345 CRYSTAL DRIVE
11TH FLOOR
ARLINGTON VA 22202
(703) 399-3533

DATE 03.22.2007

JOB NUMBER 0511704

DRAWN BY RDC

CHECKED BY SFS

DRAWING TITLE

**CONCEPTUAL
DIAGRAM**

DRAWING NUMBER

CP-07

COMMENTS

SEPARATION BETWEEN BUILDINGS



THE PRESTON PARTNERSHIP, LLC
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SEAL _____

PROJECT
OLDE TOWNE GAITHERSBURG
MONTGOMERY COUNTY
GAITHERSBURG MD

FOR _____

ARCHSTONE SMITH

2345 CRYSTAL DRIVE
11TH FLOOR
ARLINGTON VA 22202
(703) 399-3533

DATE
03.16.2007 - PRESENTATION

REVISIONS

DATE 03.22.2007

JOB NUMBER 0511704

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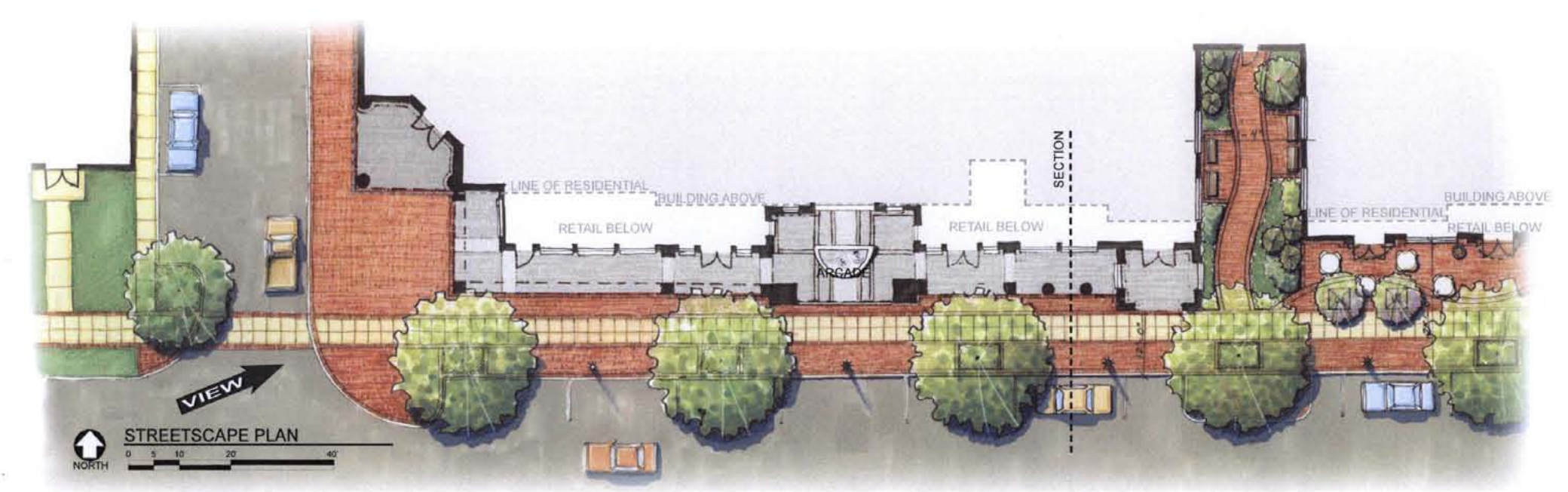
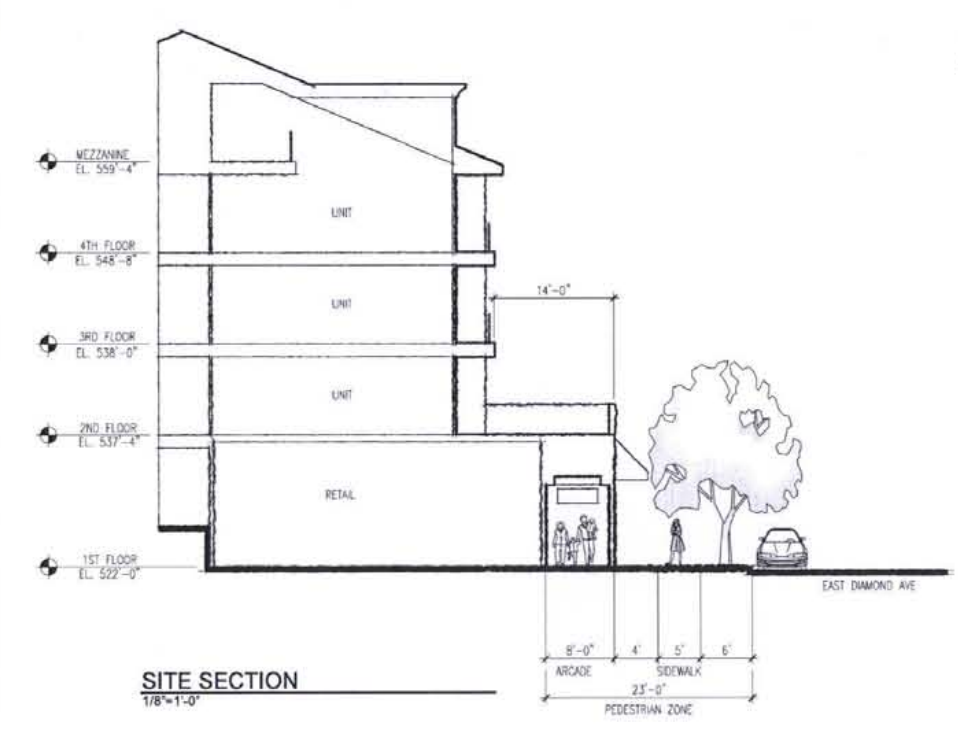
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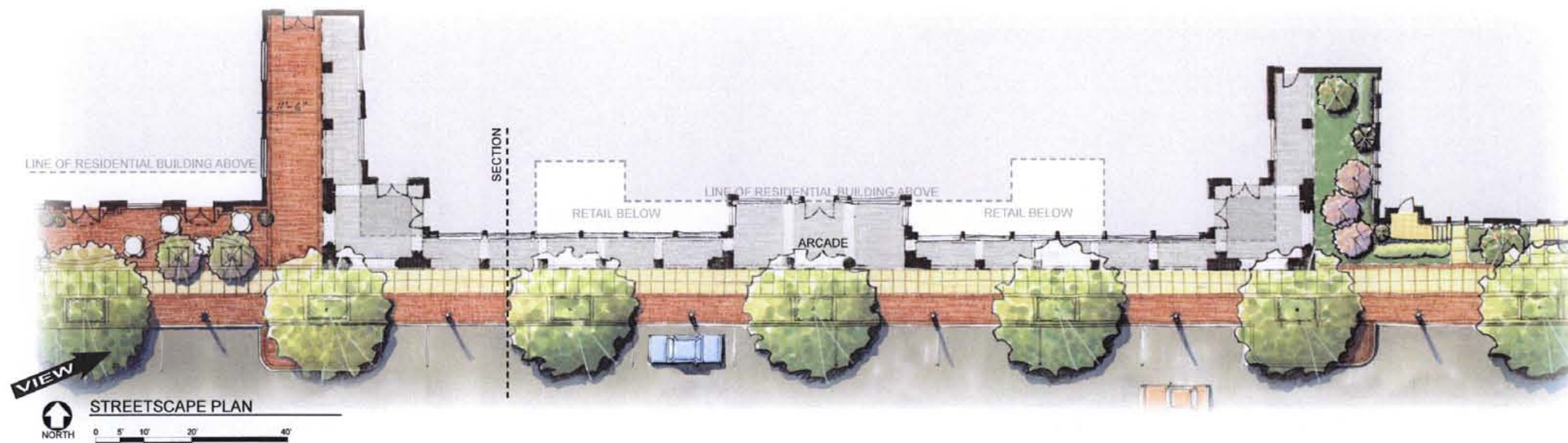
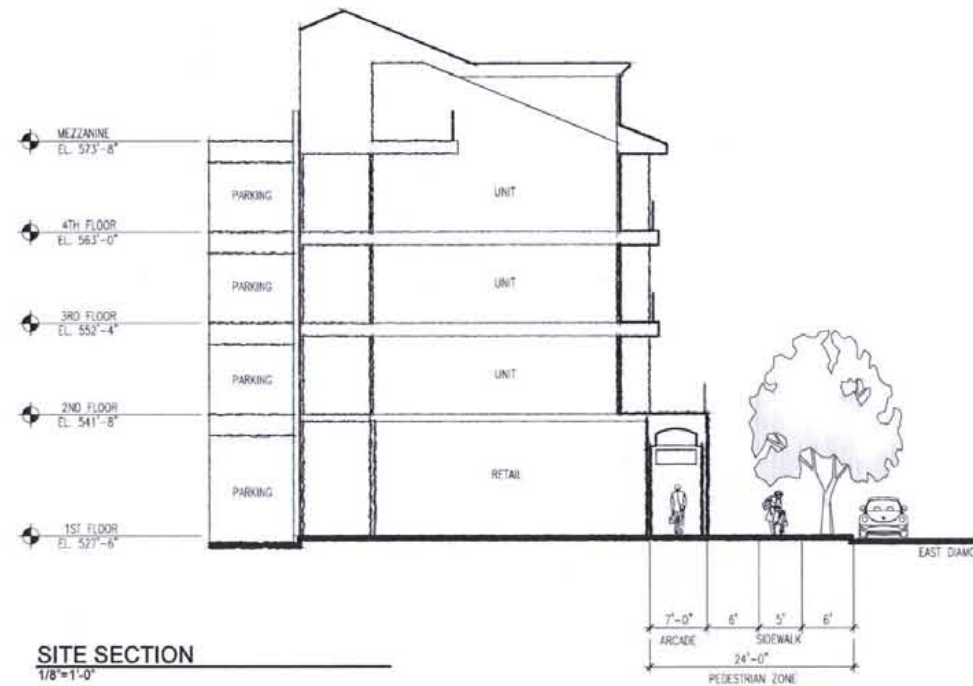
STREETSCAPE

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CE-01

COMMENTS





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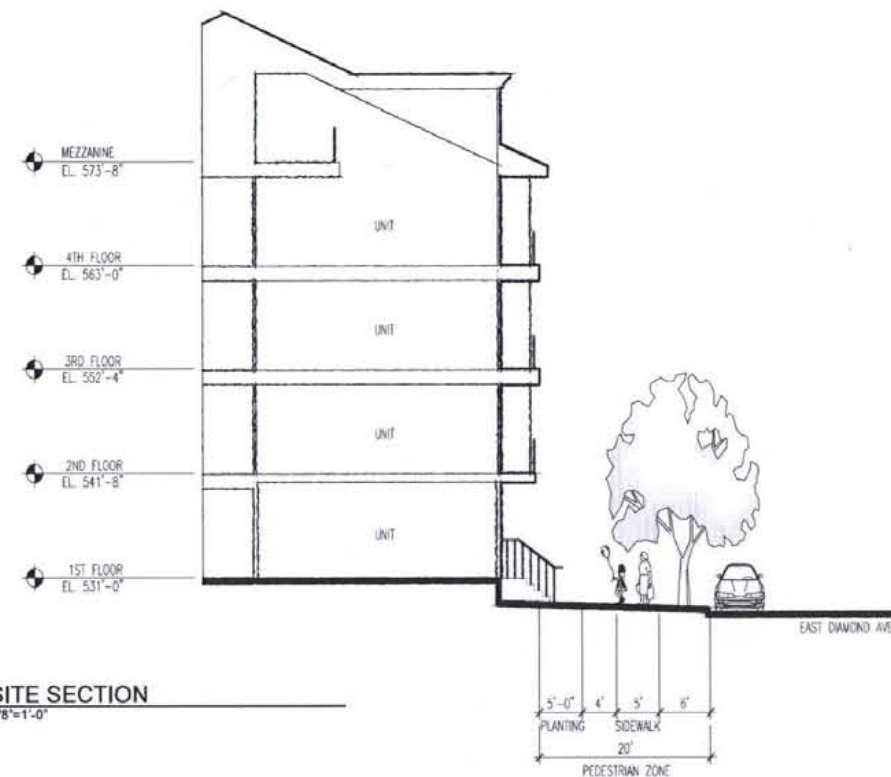
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**CONCEPTUAL
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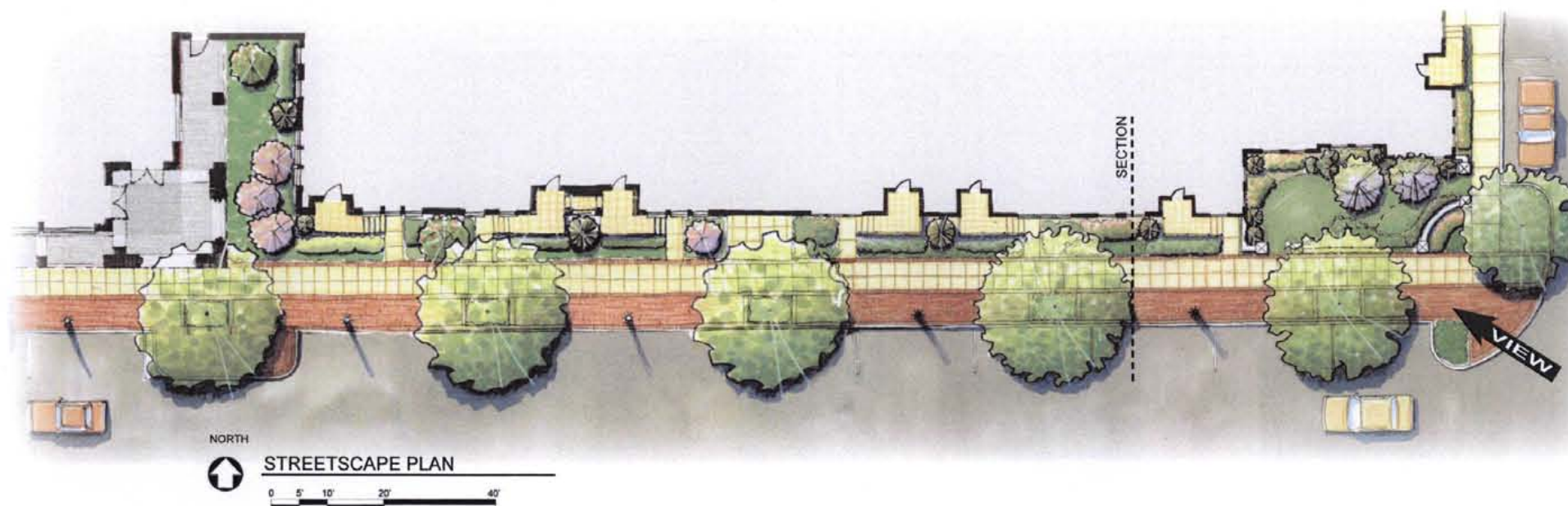
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CE-02

COMMENTS



SITE SECTION
1/8"=1'-0"



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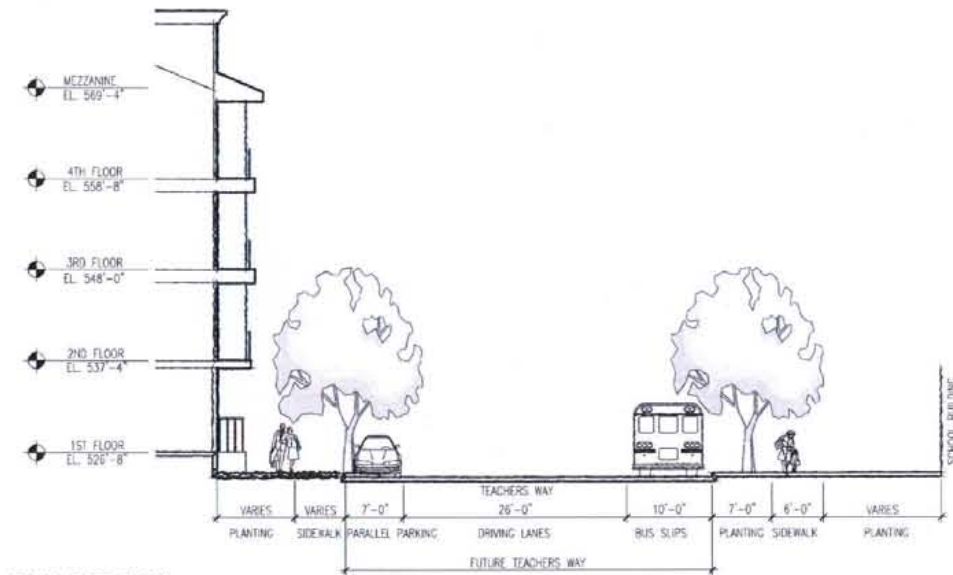
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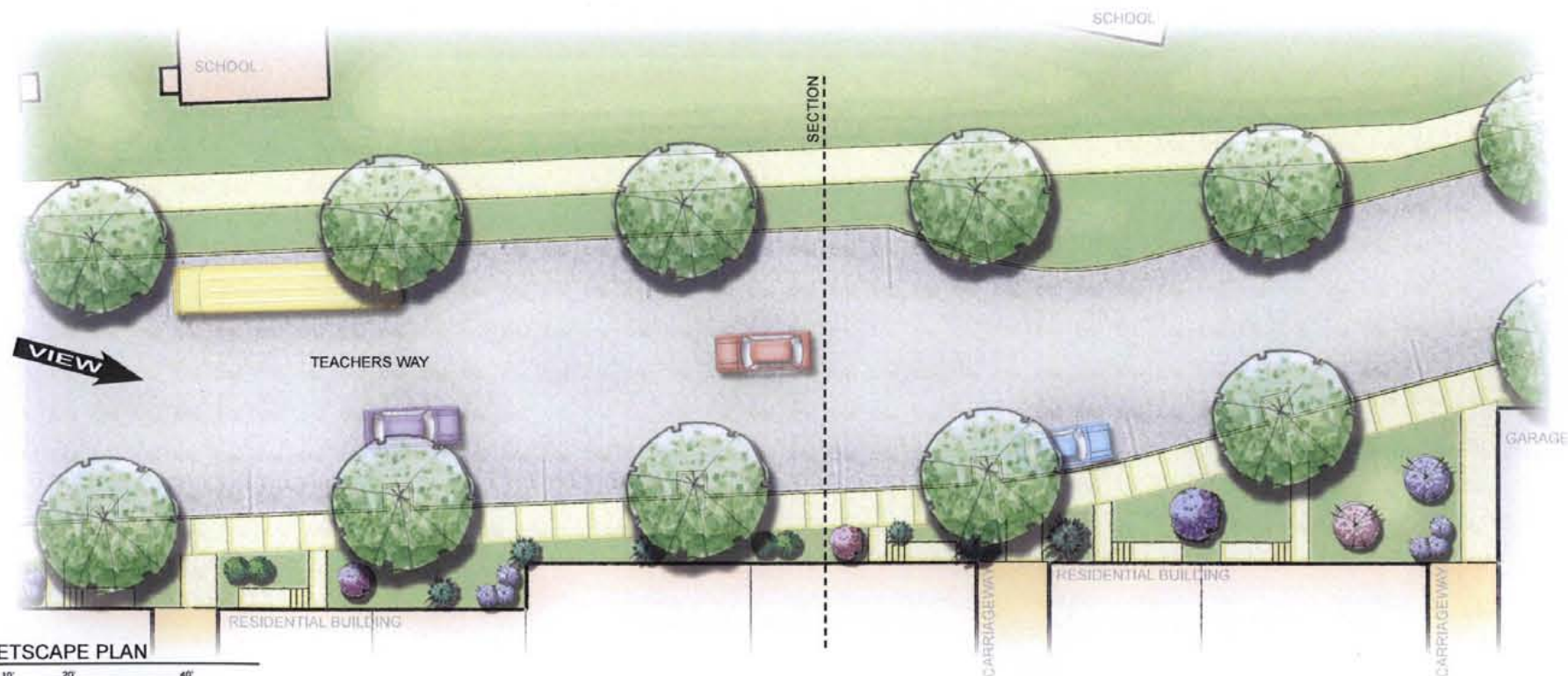
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CE-03

COMMENTS



SITE SECTION
1/8"=1'-0"



STREETSCAPE PLAN



**THE PRESTON
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**CONCEPTUAL
STREETSCAPE**

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CE-04

COMMENTS